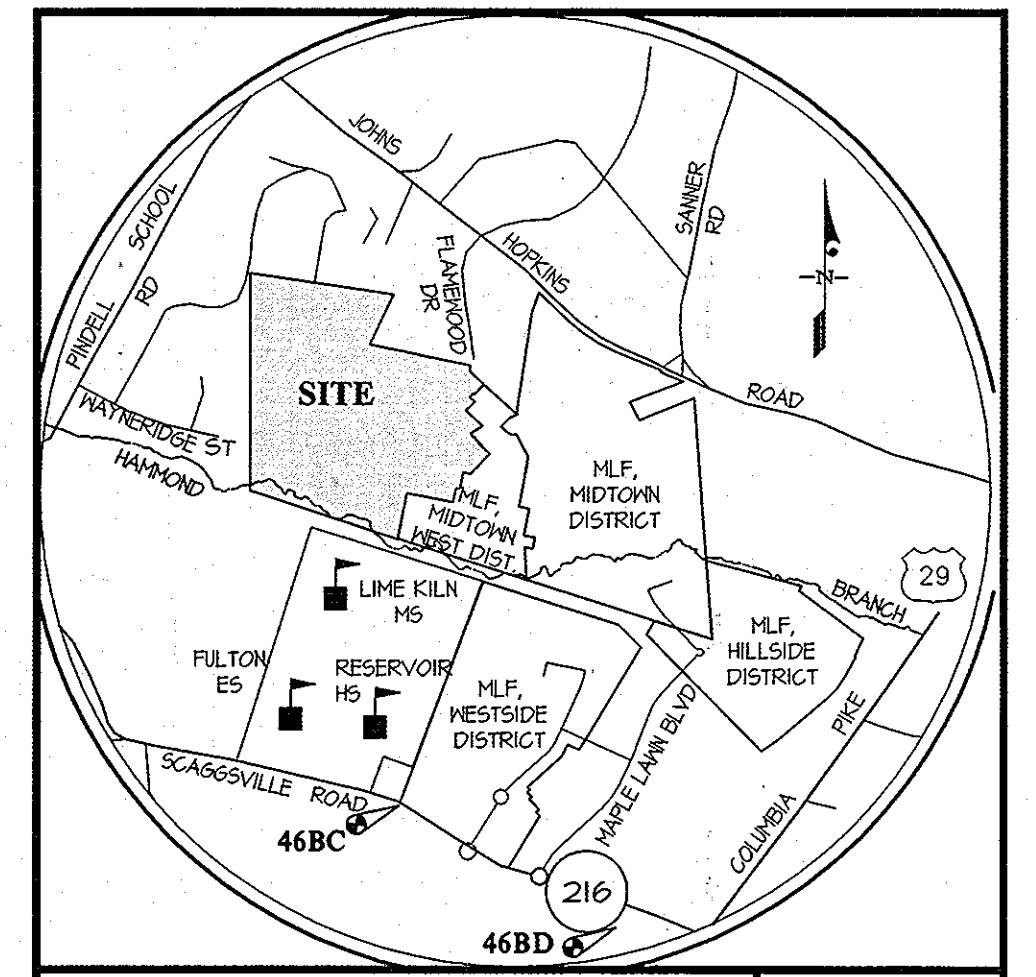


PRELIMINARY PLAN MAPLE LAWN FARMS MIDTOWN WEST DISTRICT - AREA 2 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND COMMON OPEN AREA LOTS 184 THRU 186 GARDEN DISTRICT PARCEL 'W'



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS

46BC ELEV. = 412.16 N = 534925.13 E=1331205.71 STANDARD DISC ON CONCRETE MONUMENT	46BD ELEV. = 431.17 N = 538266.76 E=1339461.55 STANDARD DISC ON CONCRETE MONUMENT
---	---

- GENERAL NOTES:**
- ZONING: SITE IS BEING DEVELOPED UNDER MXD-3 REGULATIONS, PER ZB943M, APPROVED ON 2/8/01 AND ZB-103M APPROVED 03/20/06 AND THE COMPREHENSIVE ZONING PLAN DATED 02/02/04. UNDERLYING ZONING IS RR-DEO AND THE COMP LITE ZONING REGULATION AMENDMENTS DATED 07/28/06.
 - THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 01-17, S-06-16, ZB-943M, ZB-103M, PB-353, PB-378, NP-01-11, NP-03-02, F-03-13, F-06-162, F-06-204, F-07-14, F-07-140, F-07-210, F-08-04, F-08-15, F-08-16, F-08-12, NP-03-120, F-12-24, F-12-30.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS CHANGERS HAVE BEEN APPROVED.
 - THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS. THE EXISTING CEMETERY ONCE LOCATED ON THE NESEEL PROPERTY WAS RELOCATED UNDER NP-05-12.
 - THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
 - THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2001.
 - THIS AREA OF DEVELOPMENT HAS BOTH PUBLIC AND PRIVATE ROADS, WHICH HAVE BEEN DENOTED ON THE PLAN.
 - SITE ANALYSIS**
GROSS SITE AREA FOR PHASES 1 THROUGH 9C: 444.83 ACRES ±
AREA OF THIS PLAN SUBMISSION: 104.21 ACRES ±
DISTURBED AREA: 84.1 ACRES ±
AREA OF OPEN SPACE: 13.60 ACRES ±
AREA OF 100 YR FLOODPLAIN: 9.49 ACRES ±
AREA OF ROADWAY (PUBLIC): 4.13 ACRES ±
AREA OF ROADWAY (PRIVATE): 0.91 ACRES ±
AREA OF RESIDENTIAL LOTS: 14.78 ACRES ±
AREA OF OR LOTS/PARCELS: 0.0 ACRES ±
AREA OF SPD LOTS: 14.78 ACRES ±
TOTAL UNITS (PER S-06-16 ALLOCATIONS): 85 LOTS
TOTAL NUMBER OF LOTS / PARCELS (THIS PLAN SUBMISSION): 85 LOTS
NO. OF OR LOTS/PARCELS: 2 LOTS
NO. OF SPD LOTS: 85 LOTS
AREA OF NON-BUILDABLE PARCELS: 75.74 ACRES ±
NO. NON-BUILDABLE PARCELS: 1 PARCELS

- OPEN SPACE REQUIREMENTS:**
MINIMUM OPEN SPACE REQUIREMENT FOR PROJECT IS 35%
TOTAL OPEN SPACE REQUIRED FOR THIS PLAN SUBMISSION: 39.45 ACRES ±
TOTAL OPEN SPACE PROVIDED: 13.60 ACRES ±
RECREATIONAL OPEN SPACE REQUIRED FOR THIS PLAN SUBMISSION: 1.36 ACRES ±
RECREATIONAL OPEN SPACE PROVIDED: 5.04 ACRES ±
(SEE CHART-SHEET 2)

EXCESS OPEN SPACE FROM THIS PHASE WILL BE USED TO FULFILL THE MINIMUM OPEN SPACE REQUIREMENTS FOR FUTURE PHASES.

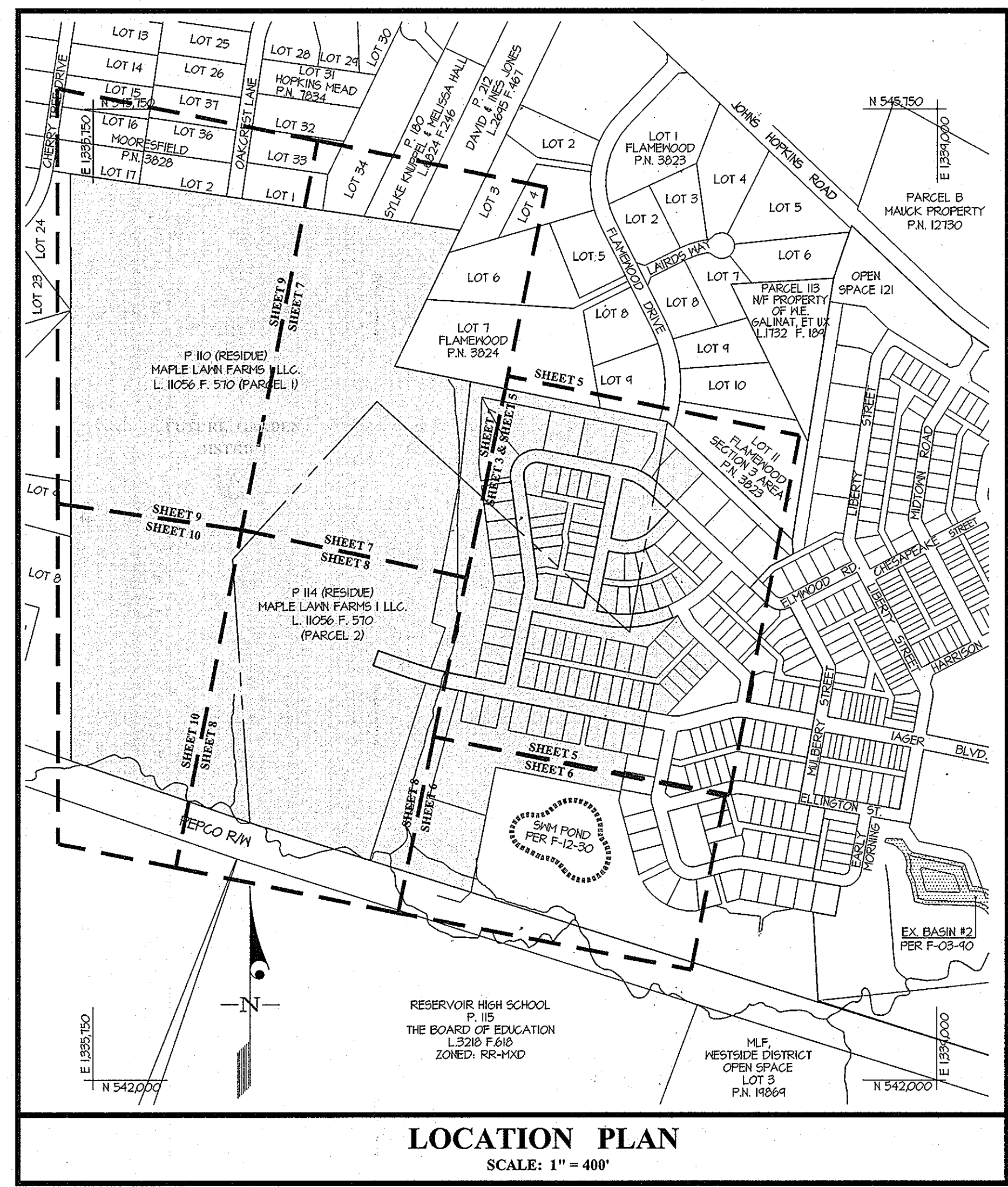
- THE 120 UNITS WILL BE BROUGHT INTO THE PROJECT AS FOLLOWS:
43 FROM THE WESTSIDE DISTRICT (P 12-000)
85 FROM THE MIDTOWN WEST DISTRICT (P 12-002)
- SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED JULY 1968.
- CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING MARCH 1991 BY SDI AND THEN UPDATED BY GRADE CHECKS PERFORMED BY GUTSCHICK, LITTLE & WEBER, P. A. AND BASED ON F-12-30. BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. ON OR ABOUT JUNE, 2001.
- WETLAND DELINEATION WAS DETERMINED BY EXPLORATION RESEARCH, INC. AND APPROVED BY THE CORPS OF ENGINEERS UNDER JD 63787-9 ON 05/14/80. IMPACTS TO WETLANDS AND WATERS OF THE STATE RESULTING FROM THIS DEVELOPMENT ARE AUTHORIZED BY PERMIT HNT-02-00005421.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. AS PART OF F-12-30 AND F-11-02.
- HORIZONTAL AND VERTICAL DATUM IS BASED ON HOWARD COUNTY STATION 46BC AND 46BD.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- PUBLIC WATER AND SEWER TO BE UTILIZED.
EXISTING WATER CONTRACT NUMBER: 24-4102-D THRU 24-4104-D
EXISTING SEWER CONTRACT NUMBER: 24-4102-D THRU 24-4104-D
- TRAFFIC STUDY WAS PREPARED AND SUBMITTED AS PART OF S-06-16, WHICH WAS SIGNED BY THE PLANNING BOARD ON 02/20/07.
- PERENNIAL STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE (I.E. EMPLOYMENT + 50' BUFFER, RESIDENTIAL + 15' BUFFER). ALL USES ADJOINING AN INTERMITTENT STREAM = 50' BUFFER.
- STORMWATER MANAGEMENT:** FOR BOTH QUALITY AND QUANTITY, FOR THE INFRASTRUCTURE ASSOCIATED WITH THE RESIDENTIAL LOTS PROPOSED BY THESE PLANS WILL BE SATISFIED BY AN EXISTING REGIONAL FACILITY CONSTRUCTED UNDER F-12-30. THE EXISTING FACILITY IS A P-3 POND WITH EXTENDED DETENTION AND IS PUBLICLY OWNED WITH JOINT MAINTENANCE. THE RECHARGE REQUIREMENTS FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PRIVATELY OWNED AND MAINTAINED FACILITY ON OPEN SPACE LOT 182. THE RECHARGE FACILITY WILL BE AN INFILTRATION TRENCH. WE ARE ALSO PROPOSING TWO P-3 PONDS UNDER THIS PRELIMINARY PLAN WHICH WILL SERVE AS SEDIMENT BASINS FOR THE GRADING SHOWN AND AS REGIONAL FACILITIES FOR THE INFRASTRUCTURE AND RESIDENTIAL LOTS IN THE FUTURE GARDEN DISTRICT.
- THE RESIDENTIAL LOTS, PARCELS AND EMPLOYMENT USE STRUCTURES DEVELOPED OR PROPOSED ON THE ORIGINAL 307 ACRE TRACT FOR MAPLE LAWN FARMS ARE GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS DEVELOPED UNDER S-01-17, PB CASE 953 AND ZB CASE NO. 945M. HOWEVER, THE PROPOSED RESIDENTIAL AND EMPLOYMENT USES THAT ARE TO BE DEVELOPED UNDER THE AMENDED CSP S-06-16 AND ZB CASE NO. 103M FOR THE FORMER NESEEL AND OLIVER PROPERTIES ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 15-2003.
- AS STATED IN THE DECISION AND ORDER FOR THIS PLAN, THE PLANNING BOARD SHALL REVIEW AND APPROVE SITE DEVELOPMENT PLANS FOR ALL SINGLE FAMILY ATTACHED AND MULTI-FAMILY RESIDENTIAL USES, AND ALL EMPLOYMENT AND OPEN SPACE USE DEVELOPMENT FOR THE SUBJECT MAPLE LAWN FARMS PROJECT. ALL OF THE IMPROVEMENTS THAT WERE NECESSARY FOR THE MAPLE LAWN FARMS PROJECT TO BE IN COMPLIANCE WITH THE FINDINGS TEST EVALUATION RESTRICTIONS ENACTED BY THE ZONING BOARD ON PAGE 22-23 OF ITS DECISION ON THE PDP HAVE BEEN CONSTRUCTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOOD PLAIN AREAS, EXCEPT AS PERMITTED UNDER NP-02-54, NP-03-02, AND NP-03-120.
- OPEN SPACE LOTS MAY CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING BOARD CASE NO. ZB-943M & ZB-103M AND THE DECISION AND ORDER FOR PB CASE NO. 353 COMPREHENSIVE SKETCH PLAN, S-01-17) AND NO. 378 (COMPREHENSIVE SKETCH PLAN, S-06-16) AND THE DPZ AFFO RE-PHASING LETTER DATED JULY 8, 2008.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED WITH S-01-17, S-06-16, PB-353, AND PB-378.
- THE TRANSPORTATION AND TRANSIT DESIGN WILL BE IMPLEMENTED AS OUTLINED IN THE PETITIONER'S EXHIBIT 55 AS SUBMITTED AS PART OF ZB943M.
- A NOISE STUDY WAS PREPARED BY MILDMAN & ASSOCIATES FOR S 01-17, (APPROVED BY PLANNING BOARD ON AUGUST 8, 2001), AND UPDATED BY WILSON T. BALLARD COMPANY IN MAY 2006 FOR S-06-16 (APPROVED BY PLANNING BOARD ON FEBRUARY 20, 2007).
- THE LIMITS OF THIS SUBMISSION DOES NOT INCLUDE MODERATE INCOME HOUSING UNITS.
- FOR SOIL TYPES, DESCRIPTIONS AND LIMITATIONS, SEE S 01-17, AND S-06-16.

GENERAL NOTES (cont.):

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS PHASE OF THE PROJECT WILL BE PROVIDED UNDER THIS PLAN. ANY EXISTING FOREST CONSERVATION AREA CREATED WITH THIS SUBMISSION WILL BE USED IN FUTURE PHASES.
- THE 'S' TREE CONFLICT EASEMENT SHOWN ON THESE PLANS GRANTS PERCO THE RIGHT TO ENTER THE EASEMENT FOR THE PURPOSE OF CUTTING DOWN, TRIMMING, REMOVING AND/OR KEEPING OFF ALL TREES WHICH MAY INTERFERE WITH ANY TOWERS, POLES, STRUCTURES, WIRES, CABLES, CONDUITS OR OTHER IMPROVEMENTS WITHIN THE PERCO R/W, AS PER LIBER 2305 FOLIO 83.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PUBLIC ROADS AND PROPERTY LINES WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-06-16, PB-378 AND ZB-103M.
- CONFLICTS BETWEEN STORM DRAIN AND STREET TREES WILL BE RESOLVED AT FINAL PLAN STAGE.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE SKETCH PLAN CRITERIA.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE REVIEW PROCESS, WAS GRANTED A WAIVER. THIS PLAN RECEIVED COMPREHENSIVE SKETCH PLAN APPROVAL (S 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2011.
- AS PART OF THE WORK PROPOSED UNDER THIS PRELIMINARY PLAN IS A PEDESTRIAN PATHWAY. THE PATHWAY WILL PROVIDE ACCESS FROM LAGER BOULEVARD, THROUGH THE OPEN SPACE LOTS, ACROSS THE HAMMOND BRANCH AND PERCO RIGHT-OF-WAY, ENDING IN THE LAND OWNED BY THE HOWARD COUNTY BOARD OF EDUCATION.
- PROPOSED PARCEL 'W' WILL BE MASS GRADED AND LATER RE-SUBDIVIDED UNDER FUTURE PHASES.
- PRIOR TO COMMENCEMENT OF GRADING OPERATIONS ON THE PARCEL IDENTIFIED AS PARCEL 110, MAPLE LAWN FARMS, INC. (GARDEN DISTRICT, PARCEL 110), THE EXISTING WELL AND THE EXISTING SEPTIC SYSTEM AT THE RESIDENCE IDENTIFIED ON THE SUBJECT PROPERTY MUST BE ABANDONED. THE DRILLED WELL HNT-13-0252 IS TO BE SEALED BY A LICENSED WELL DRILLER. THE WELL ABANDONMENT REPORT IS TO BE RECEIVED BY THE HEALTH DEPARTMENT PRIOR TO GRADING OPERATIONS. THE SEPTIC TANK IS TO BE PUMPED, CRUSHED AND FILLED WITH CLEAN EARTH MATERIALS. THE CONTRACTOR ABANDONING THE SEPTIC SYSTEM IS TO SEND A WRITTEN REPORT WITH PHOTOS TO THE HEALTH DEPARTMENT.

NP-01-11
ON MAY 2, 2001, NP-01-11 WAS GRANTED FOR THE FOLLOWING:
• ADDITIONAL POINTS OF ACCESS ALLOWED ONTO SANNER ROAD OTHER THAN THOSE PERMITTED BY 16.010(W), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES.
• RESIDENTIAL LOTS ARE ALLOWED TO FRONT ON NEIGHBORHOOD PARKS INSTEAD BEING LIMITED FRONTAGE ON PUBLIC R/W'S AS IN 16.1202(G)(2), SUBJECT TO ADEQUATE PRIVATE ALLEYS ACCESS.

NP-03-02
ON OCT. 11, 2002, NP-03-02 WAS GRANTED TO ALLOW:
• GRADING WITHIN THE 'S' STREAM BUFFER AND FLOODPLAIN AS SHOWN ON THE REVISED GRADING EXHIBIT SUBMITTED 9/6/02 (WAIVER FROM SECTION 16.116 (A)(2)(III) AND SECTION 16.115 (C)(2) RESPECTIVELY).
• ELIMINATION OF TRUNCATION AT RIGHT-OF-WAY CORNERS OF RESIDENTIAL LOTS AND OTHER PARCEL CORNERS AT RIGHT-OF-WAYS WHERE NECESSARY TO ACHIEVE THE TRADITIONAL NEIGHBORHOOD DESIGN (WAIVER FROM SECTION 16.011 (E)(3)). THE DISTURBANCE WITHIN THE FLOODPLAIN AND STREAM BUFFER IS SUBJECT TO OBTAINING THE NECESSARY PERMITS FROM MDE AND DNR. ELIMINATION OF THE TRUNCATIONS IS SUBJECT TO HAVING ADEQUATE SIGHT AND INTERSECTION DISTANCE AS DETERMINED BY THE DPZ DEVELOPMENT ENGINEERING DIVISION.

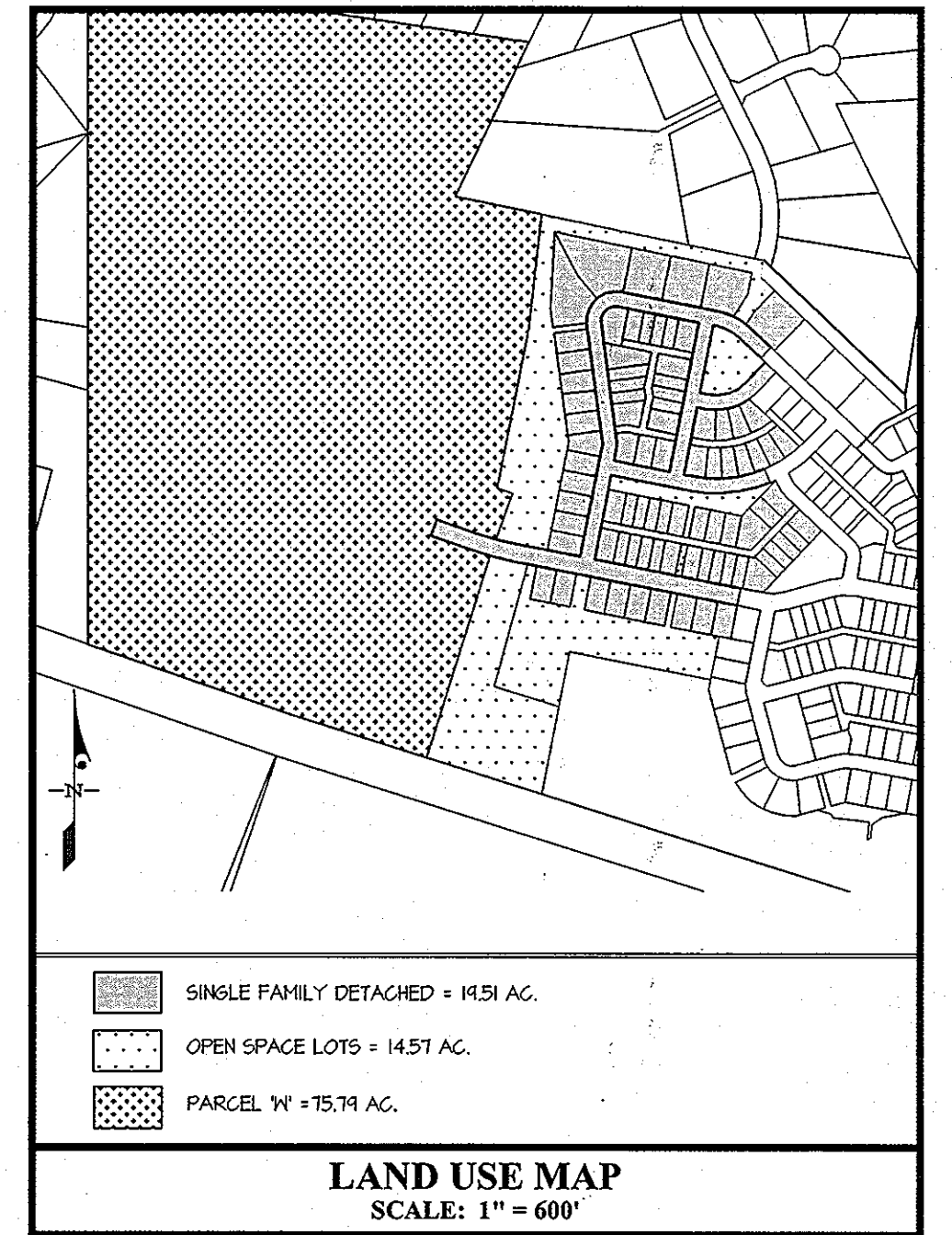


LOCATION PLAN
SCALE: 1" = 400'

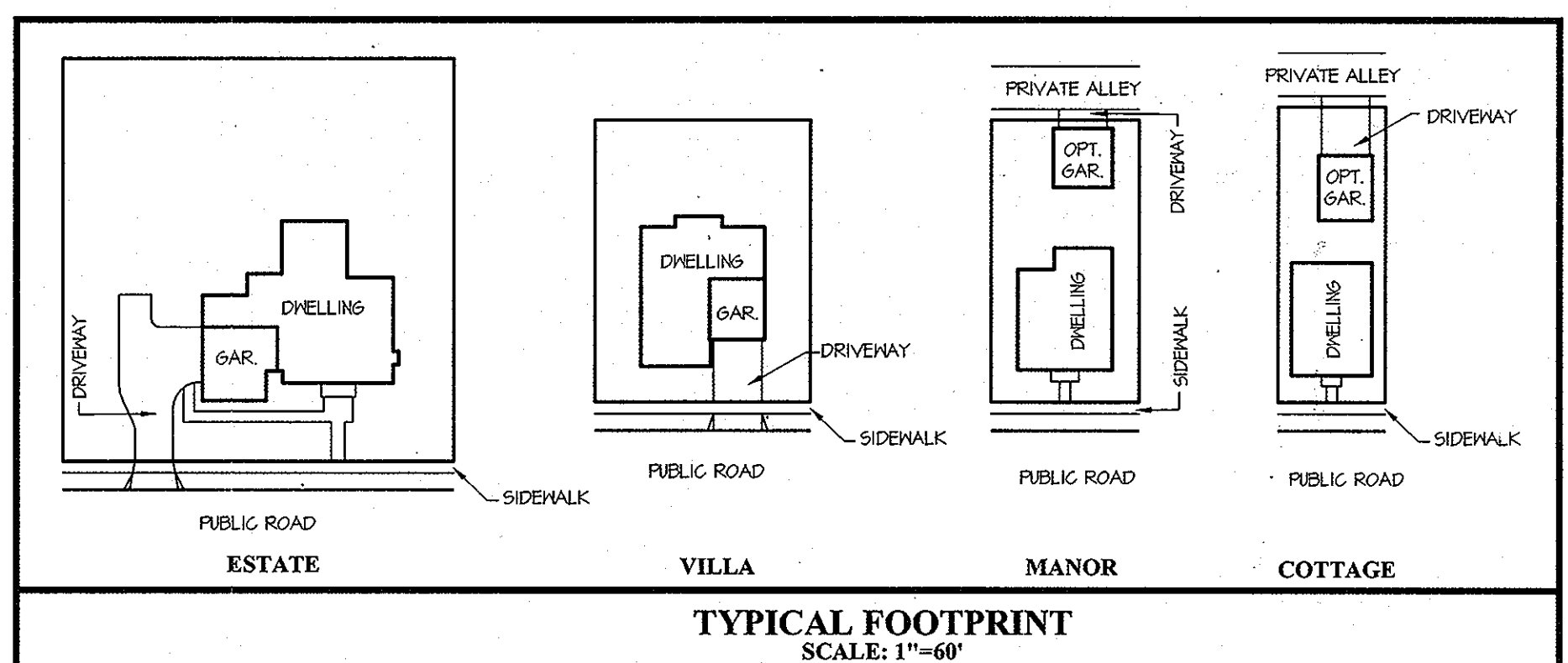
SHEET INDEX

1 - COVER SHEET
2 - OVERALL PROJECT CRITERIA AND INFORMATION
3 - PRELIMINARY PLAN
4 - PRELIMINARY BUILDING SETBACK PLAN
5 - PRELIMINARY GRADING PLAN
6 - PRELIMINARY GRADING PLAN
7 - PRELIMINARY GRADING PLAN
8 - PRELIMINARY GRADING PLAN
9 - PRELIMINARY GRADING PLAN
10 - PRELIMINARY GRADING PLAN
11 - PRELIMINARY STREET GRADES
12 - PRELIMINARY STREET GRADES
13 - PRELIMINARY STREET GRADES & ROAD DETAILS AND ARCH SPAN DETAIL
14 - PRELIMINARY SEDIMENT CONTROL PLAN
15 - PRELIMINARY SEDIMENT CONTROL PLAN
16 - PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
17 - PRELIMINARY LANDSCAPE PLAN
18 - PRELIMINARY LANDSCAPE PLAN
19 - PRELIMINARY FOREST CONSERVATION PLAN
20 - PRELIMINARY FOREST CONSERVATION PLAN
21 - PRELIMINARY FOREST CONSERVATION NOTES & DETAILS

- LEGEND**
- 400 --- EXISTING CONTOUR
 - - - - - 400 - - - - - PROPOSED CONTOUR
 - EXISTING TREELINE
 - EX. S.S. --- EXISTING SANITARY SEWER
 - EX. W.L. --- EXISTING WATERLINE
 - EXISTING FIRE HYDRANT
 - PROPOSED STORM DRAIN
 - STRUCTURE NUMBER
 - CONCRETE SIDEWALK
 - PROPOSED 10' CROSSWALK
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED BITUMINOUS CURB
 - PROPOSED BARRICADE
 - 100 YEAR FLOODPLAIN
 - SB --- STREAM BUFFER
 - F.C.E. --- FOREST CONSERVATION EASEMENT
 - BOTTOM OF STREAM
 - CENTERLINE OF STREAM
 - LIMIT OF WETLAND
 - WETLAND AREA
 - WB --- WETLAND BUFFER
 - 15' NO-WOODY ZONE
 - LIMIT OF SUBMISSION
 - LIMIT OF DISTURBANCE



LAND USE MAP
SCALE: 1" = 600'



TYPICAL FOOTPRINT
SCALE: 1" = 60'

LOT INFORMATION

LOT TYPE	LOTS	MINIMUM LOT SIZE & WIDTH AT FRONT BLD.	MINIMUM SETBACK REQUIREMENTS
COTTAGE	103-106, 108-111, 114-117, 120-123, 131-136, 134-141, 143-145, 151-153, 151-154	SEE SHEET 2	SEE SHEET 2
MANOR	102, 101, 112, 113, 124-127, 129, 130, 137, 138, 154-156	SEE SHEET 2	SEE SHEET 2
VILLA	93-101, 118, 119, 122, 142, 146-150, 160, 167-177	SEE SHEET 2	SEE SHEET 2
ESTATE	161-166	SEE SHEET 2	SEE SHEET 2

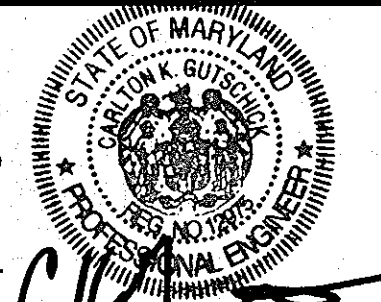
THE LIMITS OF THIS PRELIMINARY PLAN COVERS PART OF THE DEVELOPMENT PROPOSED BY S-06-16 AS ANNUAL PHASE 9C (ALLOCATION YEAR 2014)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Gregory Jones 6-15-12
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTINSVILLE OFFICE PARK
BURTINSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 410-880-1820 DC/V/A: 301-989-2524 FAX: 301-421-4188

PREPARED FOR:
G&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 28, 2014

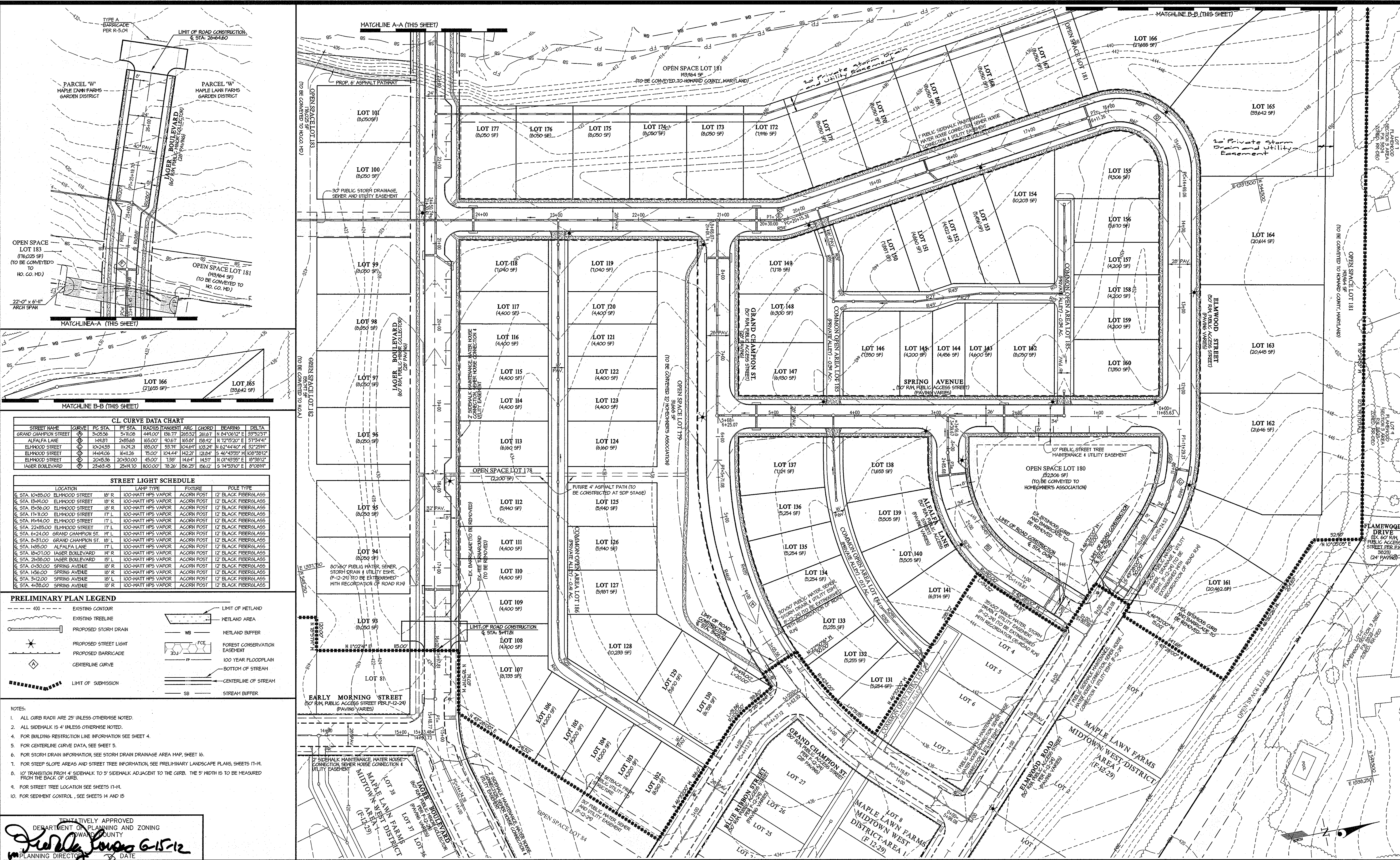


COVER SHEET
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	1 OF 21

HOWARD COUNTY, MARYLAND

6-6-12

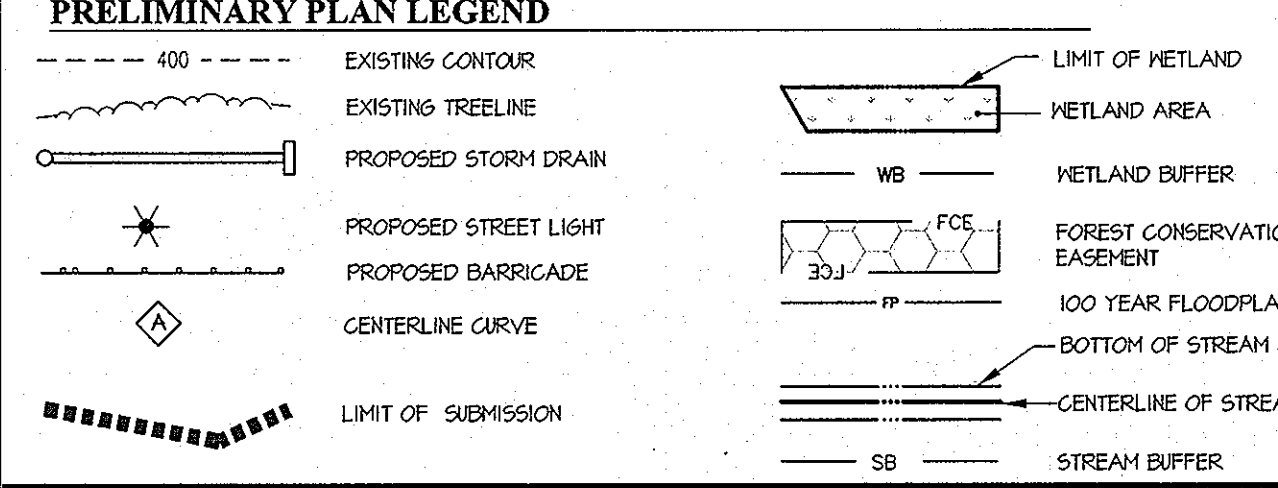


CL. CURVE DATA CHART

STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
GRAND CHAMPION STREET	◊	3+05.56	5+11.00	441.00'	136.11'	265.52'	261.67'	N 84°06'12" E	33°52'57"
ALFALFA LANE	◊	1+81.21	2+55.62	165.00'	40.67'	165.81'	158.42'	N 72°15'20" E	57°54'41"
ELMWOOD STREET	◊	10+42.55	11+24.33	185.00'	33.78'	184.44'	182.29'	N 62°44'40" W	32°29'11"
ELMWOOD STREET	◊	14+64.00	16+11.26	135.00'	104.44'	142.21'	121.84'	S 46°43'35" W	108°53'02"
ELMWOOD STREET	◊	20+15.30	20+30.00	45.00'	1.90'	14.64'	14.51'	N 01°43'35" E	18°38'12"
JAGER BOULEVARD	◊	23+63.45	25+14.10	1100.00'	18.26'	156.25'	156.12'	S 74°53'01" W	8°08'01"

STREET LIGHT SCHEDULE

LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
4+ STA. 10+85.00 ELMWOOD STREET	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 13+80.00 ELMWOOD STREET	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 15+25.00 ELMWOOD STREET	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 17+12.00 ELMWOOD STREET	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 18+44.00 ELMWOOD STREET	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 22+85.00 ELMWOOD STREET	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 24+24.00 GRAND CHAMPION ST.	10' L	100-HATT HPS VAPOR	ACORN POST
4+ STA. 24+31.00 GRAND CHAMPION ST.	10' L	100-HATT HPS VAPOR	ACORN POST
4+ STA. 1+85.00 ALFALFA LANE	10' L	100-HATT HPS VAPOR	ACORN POST
4+ STA. 10+17.00 JAGER BOULEVARD	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 21+39.00 JAGER BOULEVARD	10' L	100-HATT HPS VAPOR	ACORN POST
4+ STA. 0+30.00 SPRING AVENUE	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 1+56.00 SPRING AVENUE	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 3+12.00 SPRING AVENUE	10' R	100-HATT HPS VAPOR	ACORN POST
4+ STA. 4+39.00 SPRING AVENUE	10' R	100-HATT HPS VAPOR	ACORN POST



- NOTES:**
- ALL CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALK IS 4' UNLESS OTHERWISE NOTED.
 - FOR BUILDING RESTRICTION LINE INFORMATION SEE SHEET 4.
 - FOR CENTERLINE CURVE DATA, SEE SHEET 5.
 - FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET 16.
 - FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET 16.
 - FOR STEEP SLOPE AREAS AND STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLANS, SHEETS 17-19.
 - 10' TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK ADJACENT TO THE CURB. THE 5' WIDTH IS TO BE MEASURED FROM THE BACK OF CURB.
 - FOR STREET TREE LOCATION SEE SHEETS 17-19.
 - FOR SEDIMENT CONTROL, SEE SHEETS 14 AND 15.

PREPARED FOR: C&R DEVELOPMENT, INC. SUITE 300 WOODHOLM CENTER 1829 REISTERSTOWN ROAD BALTIMORE, MD 21208 ATTN: MARK BENNETT 410-484-8400

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12872, EXPIRATION DATE: MAY 26, 2014.

PRELIMINARY PLAN: MAPLE LAWN FARMS MIDDLETOWN WEST DISTRICT - AREA 2 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND COMMON OPEN AREA LOTS 184 THRU 186 GARDEN DISTRICT PARCEL 'W'

SCALE: 1" = 50'

ZONING: MXD-3

G. L. W. FILE NO.: 11001

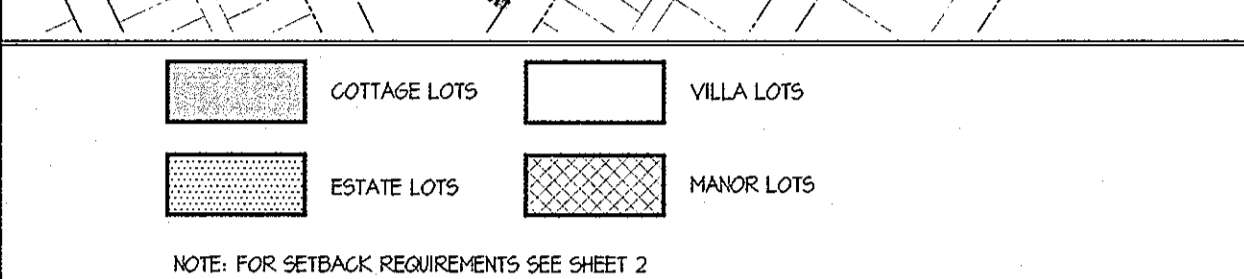
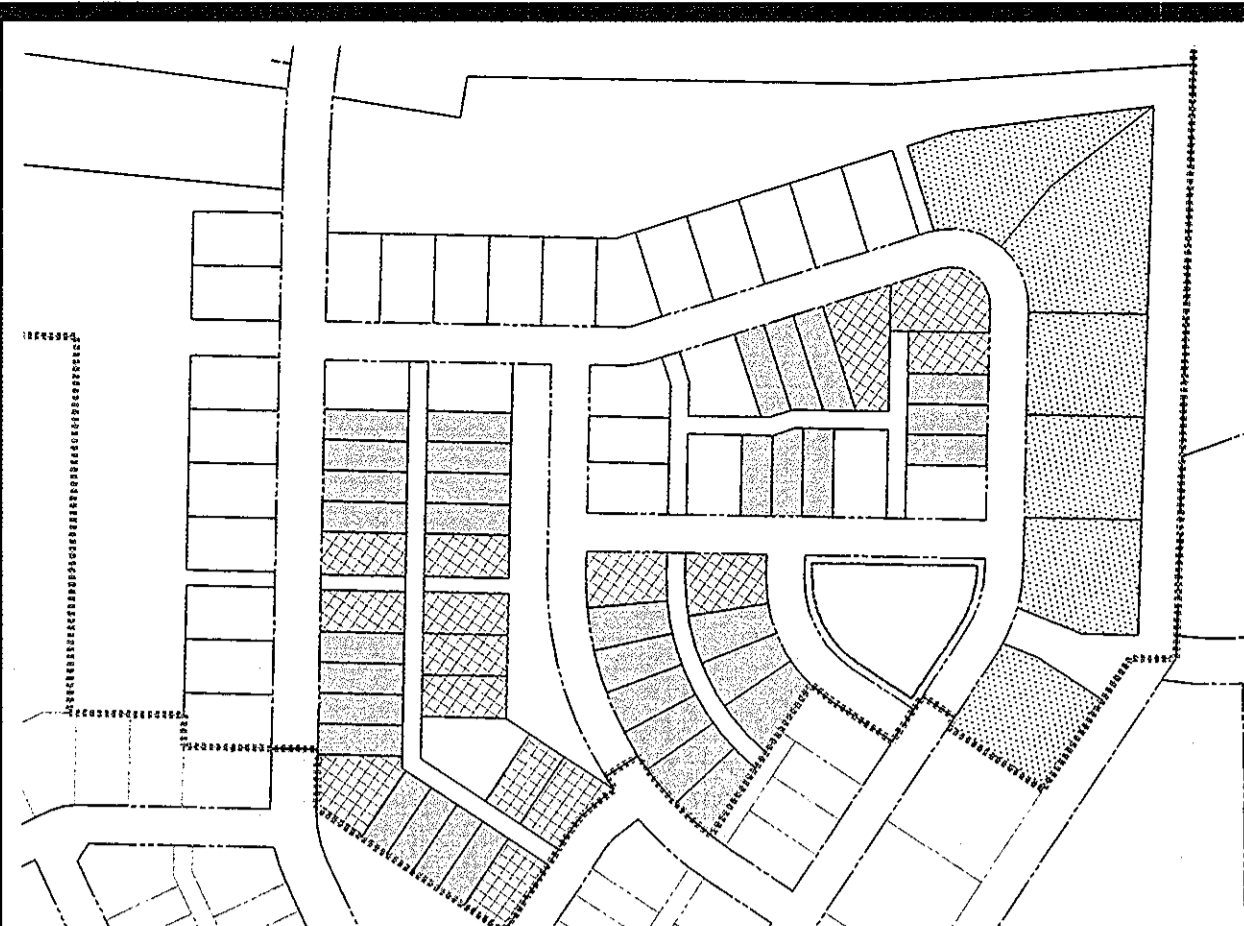
DATE: MAY, 2012

TAX MAP - GRID: 41-21/46-3

SHEET: 3 OF 21

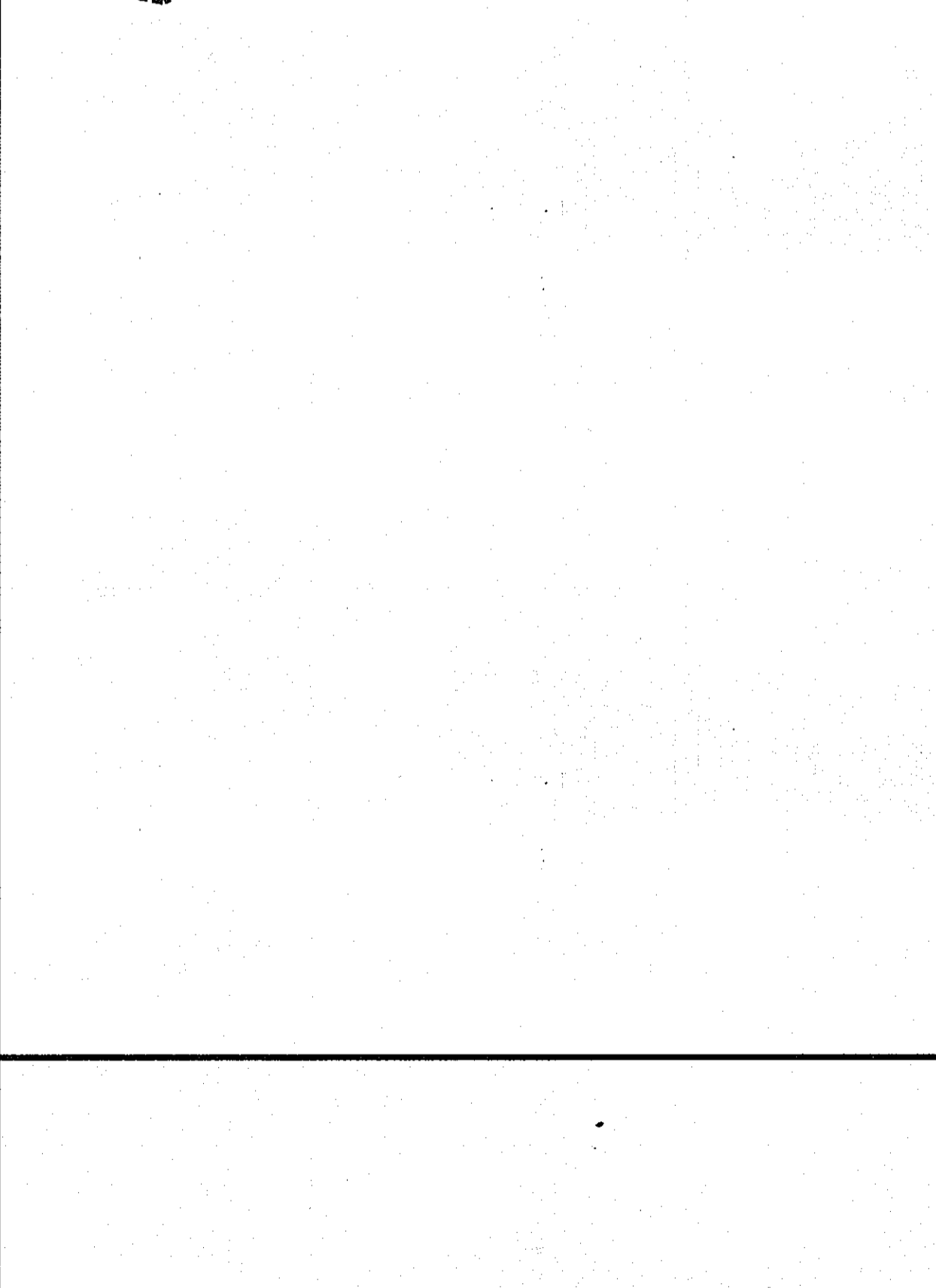
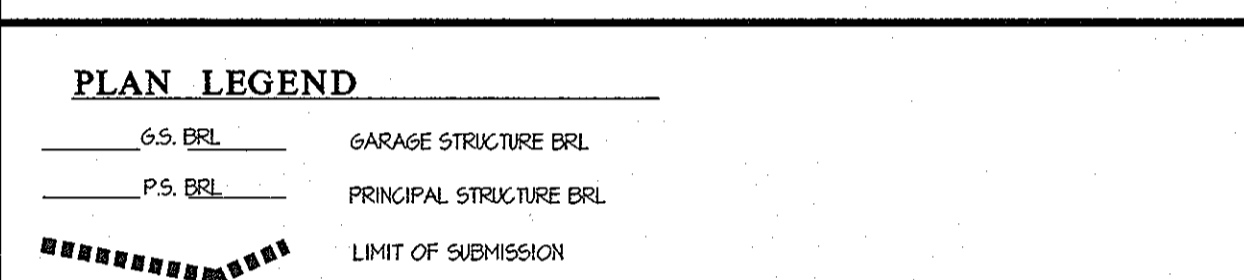
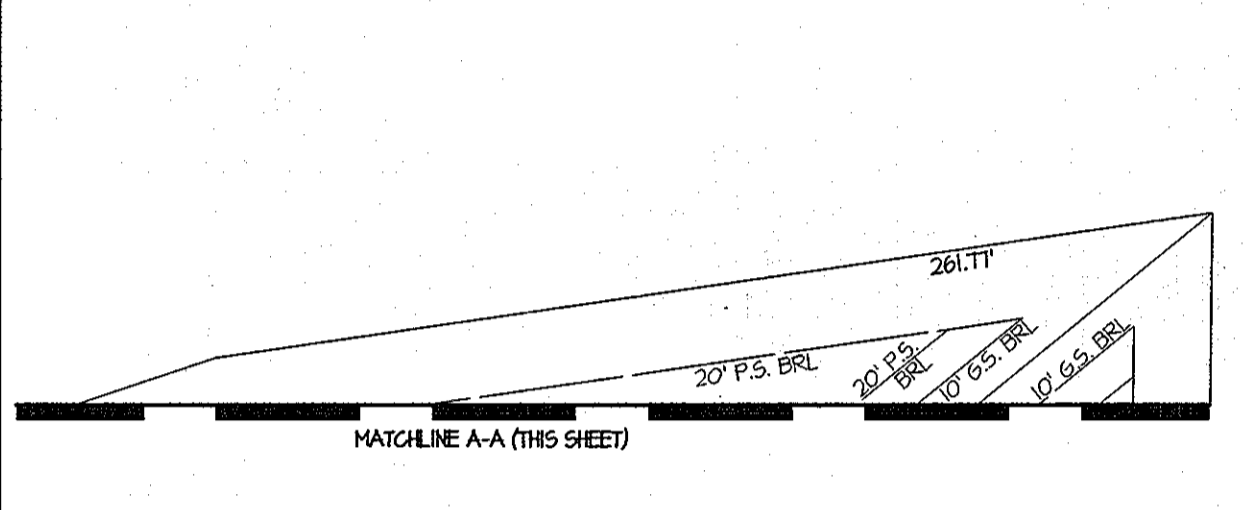
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV. DRN. KLP. CHK. CKG. DATE REVISION BY APPR.



NOTE: FOR SETBACK REQUIREMENTS SEE SHEET 2

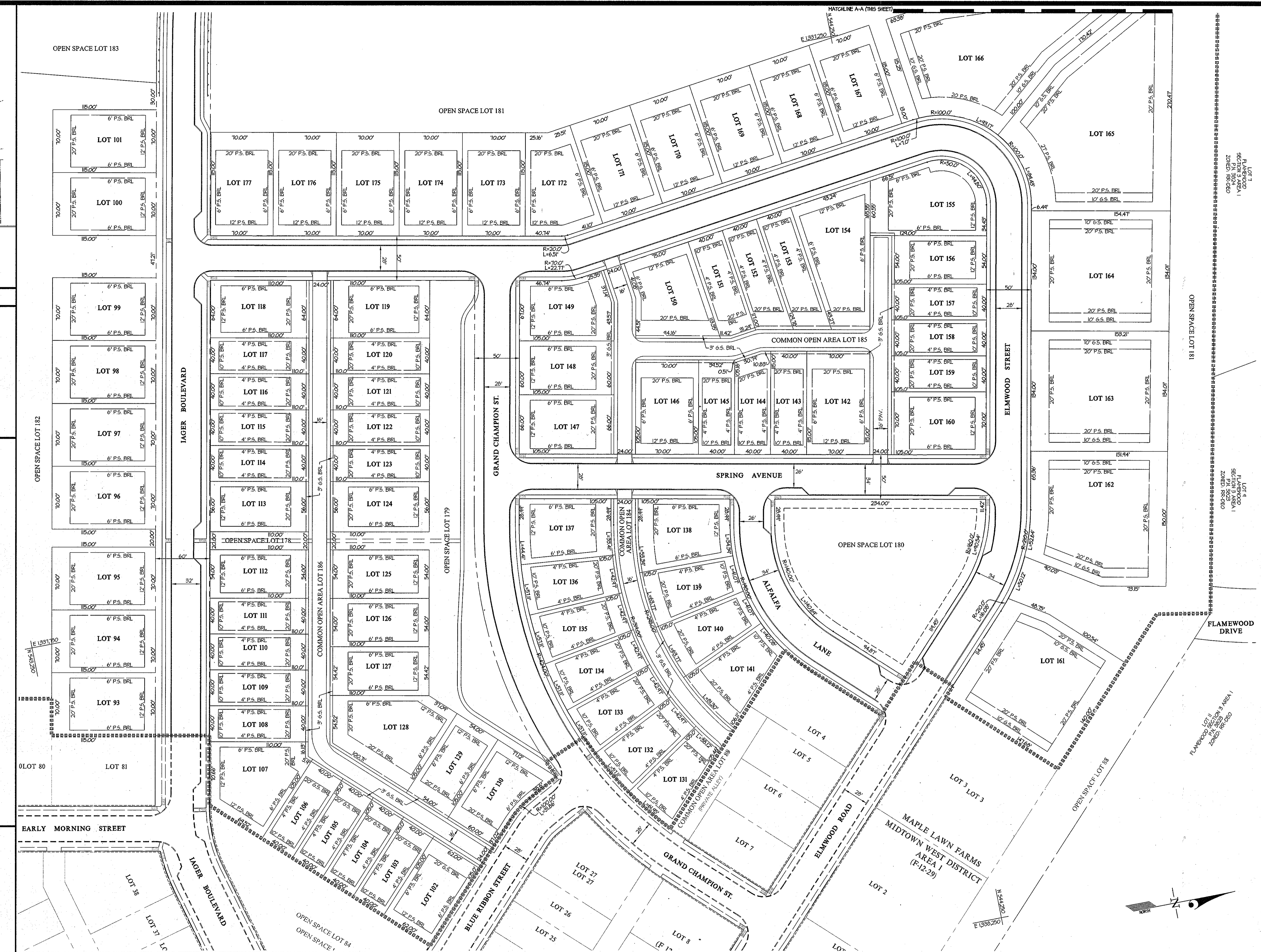
LOT TYPE INFORMATION SCALE: 1" = 250'



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Judith Lopez 6-15-12
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
 BURTONTOWN, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11001\PRELIMINARY\11001_04_SETBACKS.dwg	DES. DEV	DRN. KLP	CHK. CKG	DATE	REVISION	BY	APPR.
--	----------	----------	----------	------	----------	----	-------



PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

DATE	REVISION	BY	APPR.
------	----------	----	-------

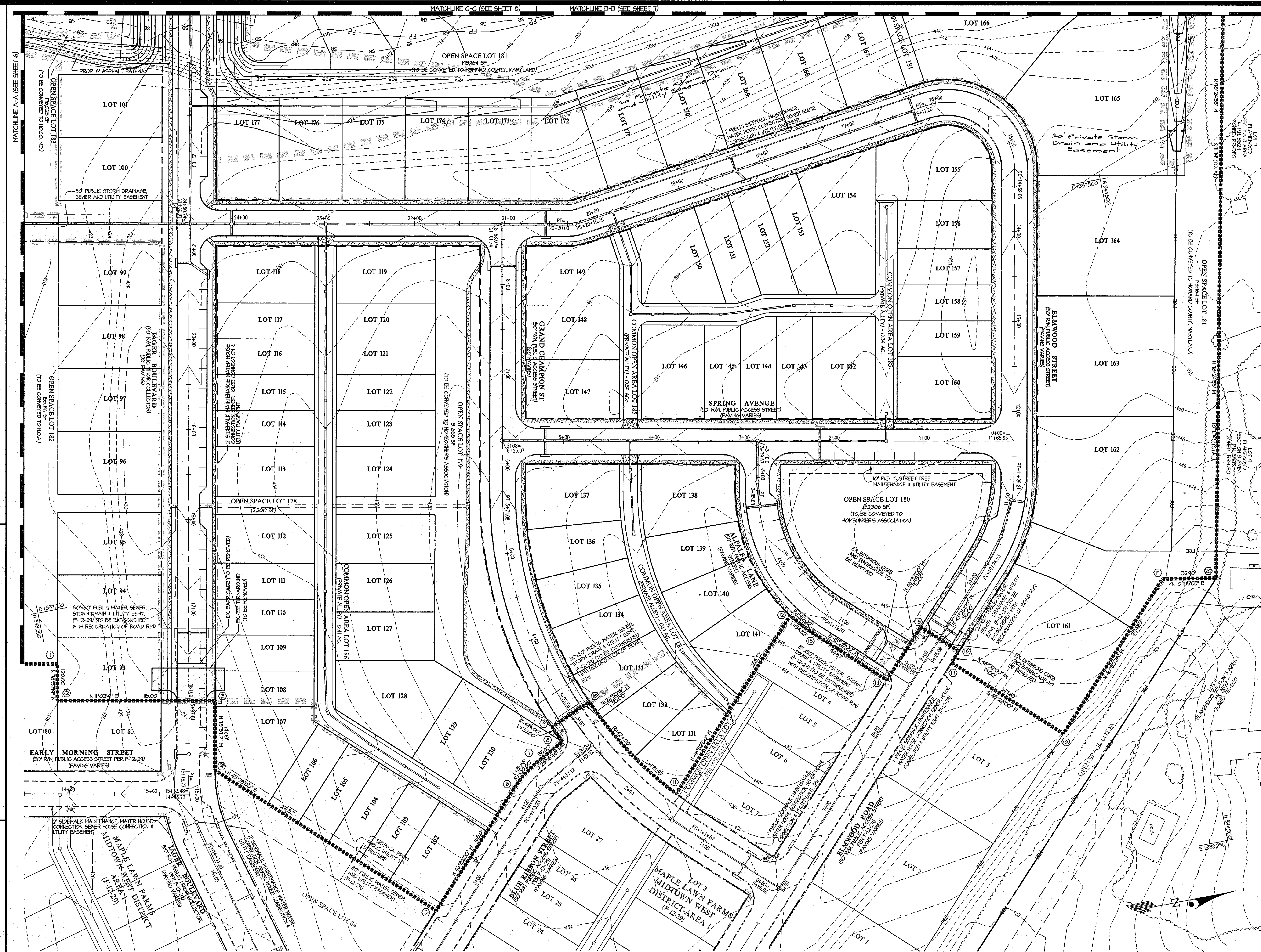
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12378
 EXPIRATION DATE: MAY 26, 2014



BUILDING SETBACK PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
 GARDEN DISTRICT
 PARCEL 'W'

ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	4 OF 21



COORDINATE TABLE

PT. NO.	NORTH	EAST
1	543260.6442	1337809.6935
2	543252.1946	1337849.1941
3	543424.5483	1337889.4541
4	543404.7110	1337959.4791
5	543621.2814	1338060.0186
6	543735.4465	1338094.5270
7	543760.6478	1338020.2550
8	543714.6417	1338001.9674
9	543786.5421	1337883.1045
10	543892.6230	1337464.2482
11	543901.8781	1338062.9805
12	544070.0241	1337811.8044
13	544092.6711	1337818.6203
14	54481.5280	1338002.2418
15	544204.6893	1337952.0971
16	544245.1120	1337886.4931
17	544235.6530	1337811.3703
18	544342.2352	1338078.9834
19	544483.6710	1337950.5006
20	544542.6483	1337860.9988

- GRADING PLAN LEGEND**
- 400 --- EXISTING CONTOUR
 - EXISTING TREELINE
 - PROPOSED STORM DRAIN
 - FLOODPLAIN CROSS SECTION
 - 100 YEAR FLOODPLAIN
 - BOTTOM OF STREAM
 - CENTERLINE OF STREAM
 - SB --- STREAM BUFFER
 - LIMIT OF WETLAND
 - WETLAND AREA
 - WB --- WETLAND BUFFER
 - FCE --- FOREST CONSERVATION EASEMENT
 - LIMIT OF SUBMISSION
 - PROPERTY CORNER
 - 15' NO-HOODY ZONE
 - SOIL BORING LOCATION
 - LIMITS OF DISTURBANCE

NOTES:
1. FOR SEDIMENT CONTROL, SEE SHEETS 14 AND 15.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Free-Edy Lovens G-15-12
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

L:\CADD\DRAWINGS\11001\PRELIMINARY\11001 05-10_09.dwg DES. DEV DRN. KLP CHK. CKG

DATE	REVISION	BY	APPR.

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 23272
EXPIRATION DATE: MAY 26, 2014

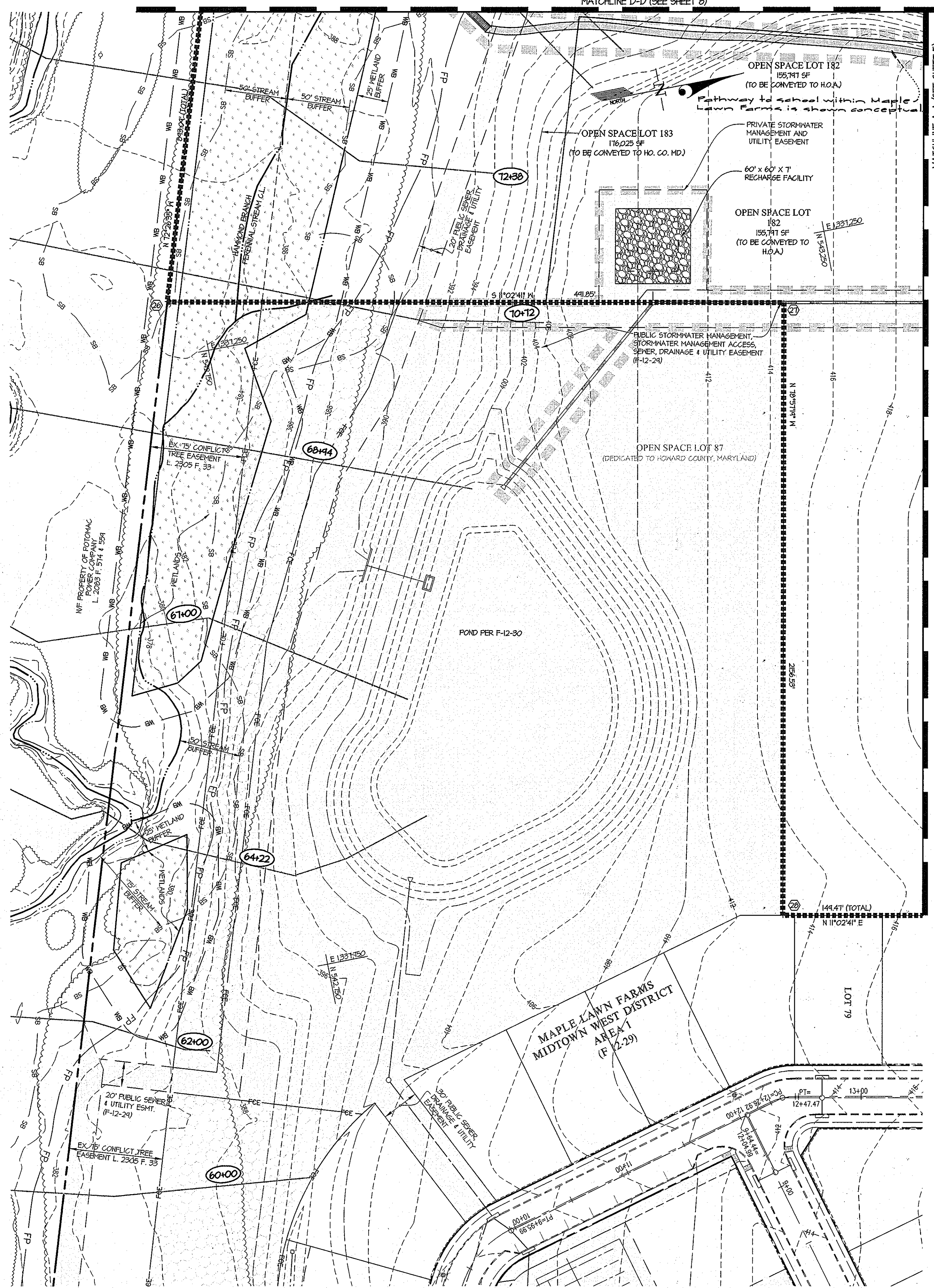


PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	5 OF 21

MATCHLINE D-D (SEE SHEET 8)

MATCHLINE A-A (SEE SHEET 5)



GRADING PLAN LEGEND

- 400 - - - - - EXISTING CONTOUR
- --- --- EXISTING TREELINE
- --- --- PROPOSED STORM DRAIN
- --- --- FLOODPLAIN CROSS SECTION
- --- --- 100 YEAR FLOODPLAIN
- --- --- BOTTOM OF STREAM
- --- --- CENTERLINE OF STREAM
- --- --- STREAM BUFFER
- --- --- LIMIT OF WETLAND
- --- --- WETLAND AREA
- --- --- WETLAND BUFFER
- --- --- FOREST CONSERVATION EASEMENT
- --- --- LIMIT OF SUBMISSION
- --- --- PROPERTY CORNER
- --- --- 15' NO-WOODY ZONE
- --- --- SOIL BORING LOCATION
- --- --- LIMITS OF DISTURBANCE

COORDINATE TABLE

PT. NO.	NORTH	EAST
28	542125.185	1331205.1051
27	543207.8540	1331284.9316
25	543113.9426	1331781.0587

100 YEAR FLOODPLAIN STUDY
(CROSS SECTION) NEEL, FT.

HANMOND BRANCH	NEEL, FT.
60+00	300.44
62+00	301.20
64+22	305.95
67+00	305.11
69+44	305.20
70+12	306.21
72+38	304.50
74+64	311.04

NOTES:
1. FOR SEDIMENT CONTROL, SEE SHEETS 14 AND 15.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Karolya Jones 6-15-12
PLANNING DIRECTOR, DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

L:\CAD\DRAWINGS\11001\PRELIMINARY\11001 05-10-OP.dwg DES. DEV DRN. KLP CHK. CKG

DATE	REVISION	BY	APPR.

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12978
EXPIRATION DATE: MAY 26, 2014



PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	6 OF 21

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

MATCHLINE F-F (SEE SHEET 4)

GRADING PLAN LEGEND

- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED STORM DRAIN
- FLOODPLAIN CROSS SECTION
- 100 YEAR FLOODPLAIN
- BOTTOM OF STREAM
- CENTERLINE OF STREAM
- STREAM BUFFER
- LIMIT OF WETLAND
- WETLAND AREA
- WETLAND BUFFER
- FOREST CONSERVATION EASEMENT
- LIMIT OF SUBMISSION
- PROPERTY CORNER
- 15' NO-WOODY ZONE
- SOIL BORING LOCATION
- LIMITS OF DISTURBANCE

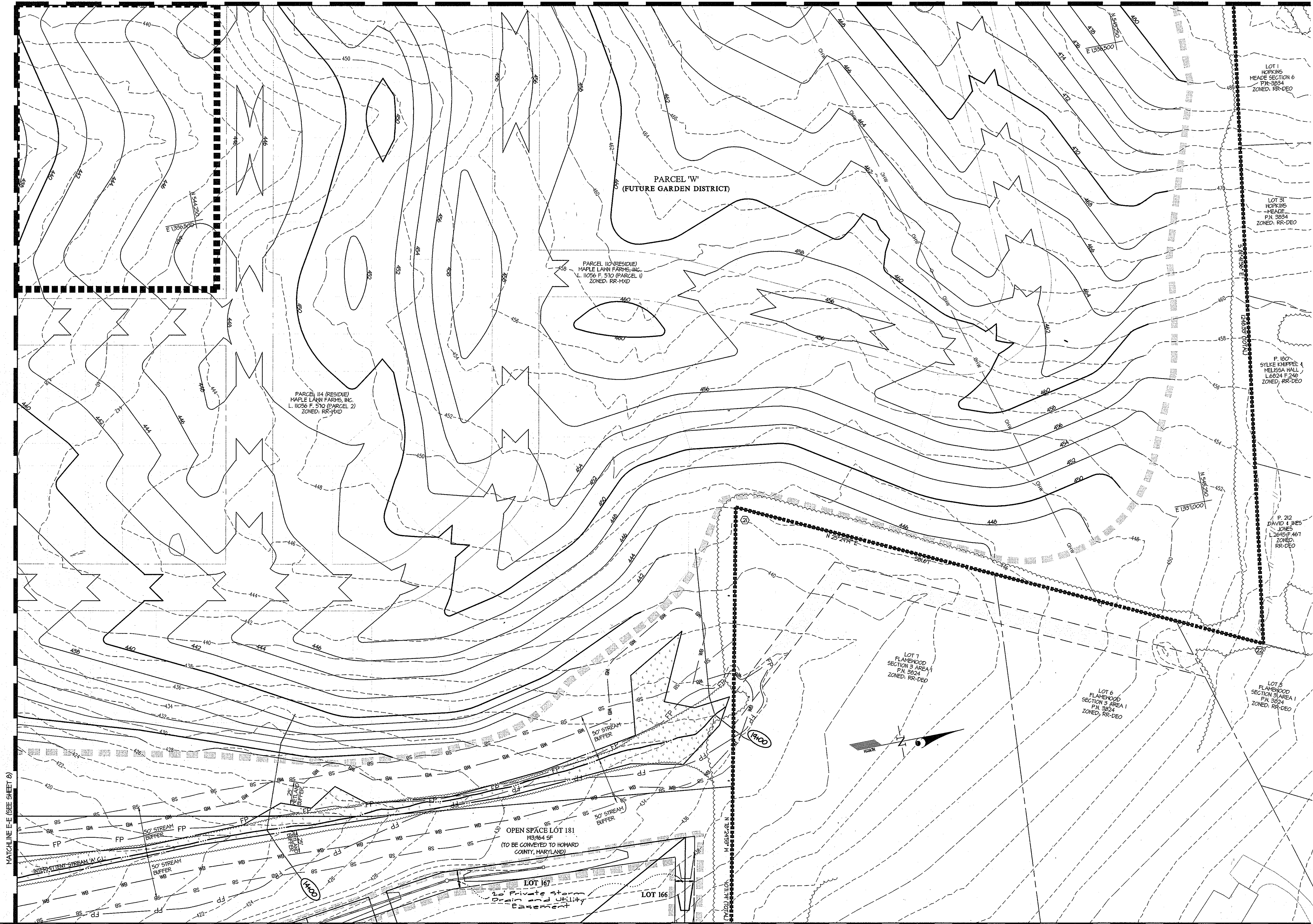
COORDINATE TABLE

PT. NO.	NORTH	EAST
①	544751.8404	1936411.0446
②	545262.4411	1937161.3565

100 YEAR FLOODPLAIN STUDY CROSS SECTION

STREAM A	WGL, FT.
1400	423.33
1500	435.84

NOTES:
1. FOR SEDIMENT CONTROL, SEE SHEETS 14 AND 15.



MATCHLINE B-B (SEE SHEET 5)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Jeffrey Jones G-15-12
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\11001\PRELIMINARY\11001 05-10_05.dwg DES. DEV DRN. KLP CHK. CKG

DATE	REVISION	BY	APPR.

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODOLME CENTER
1829 REISTERTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12925
EXPIRATION DATE: MAY 28, 2014



PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	7 OF 21

GRADING PLAN LEGEND

- - - - - EXISTING CONTOUR
- — — — — EXISTING TREELINE
- — — — — PROPOSED STORM DRAIN
- ⊕ ⊕ ⊕ FLOODPLAIN CROSS SECTION
- — — — — 100 YEAR FLOODPLAIN
- — — — — BOTTOM OF STREAM
- — — — — CENTERLINE OF STREAM
- SB — — — — — STREAM BUFFER
- — — — — LIMIT OF WETLAND
- WETLAND AREA
- WB — — — — — WETLAND BUFFER
- FOE — — — — — FOREST CONSERVATION EASEMENT
- — — — — LIMIT OF SUBMISSION
- ② — — — — — PROPERTY CORNER
- ▨ — — — — — 15' NO-WOODY ZONE
- ⊕ — — — — — SOIL BORING LOCATION
- — — — — LIMITS OF DISTURBANCE

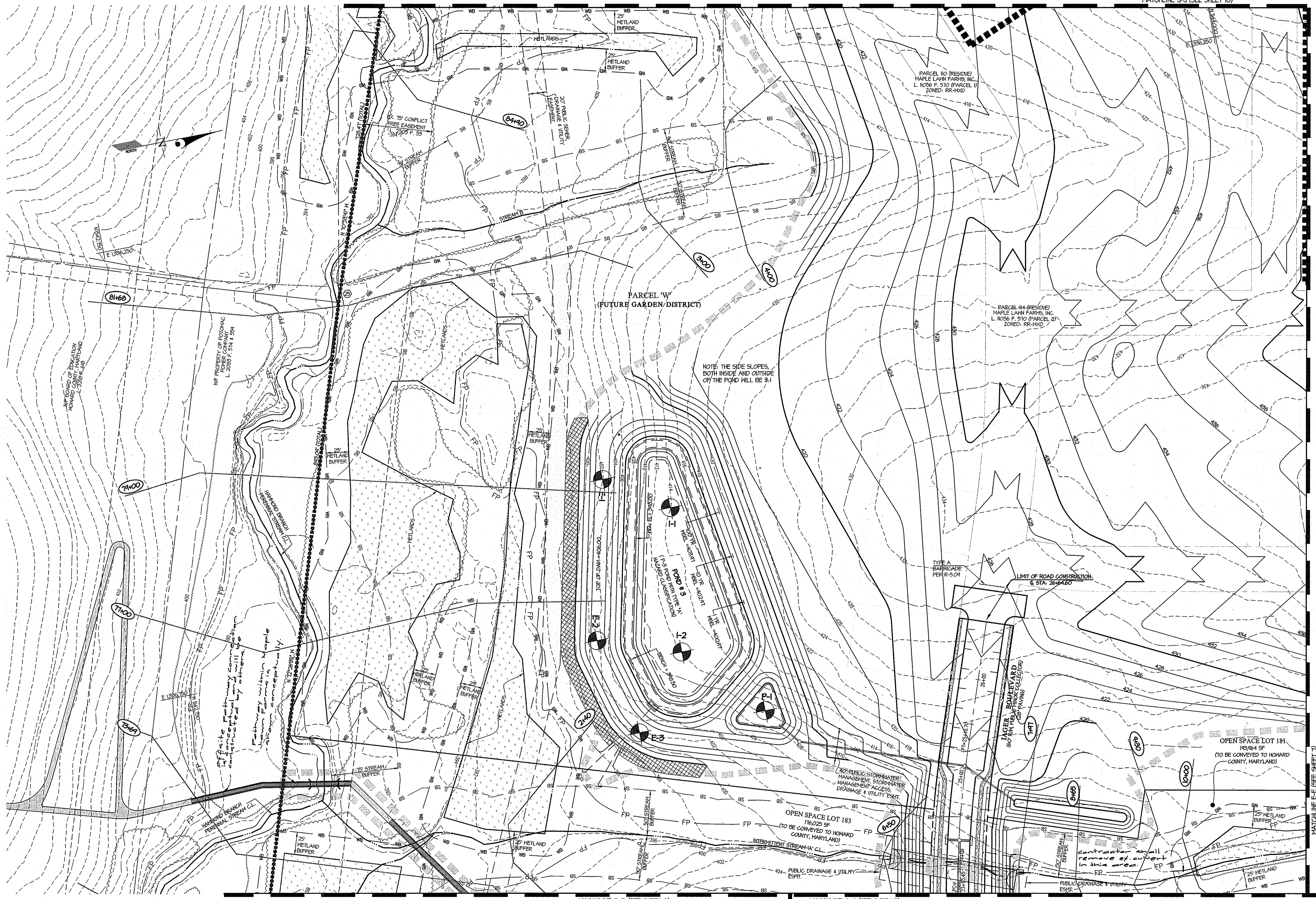
COORDINATE TABLE

PT. NO.	NORTH	EAST
②	542944.5222	1336954.2170

100 YEAR FLOODPLAIN STUDY

CROSS SECTION	WEEL FT.
STREAM 'A'	
240	344.32
640	403.68
1040	408.68
846	404.42
430	410.68
1040	419.60
HANNON BRANCH	
7364	341.04
7360	344.32
7360	344.57
846	345.80
8440	345.81
STREAM 'B'	
340	400.70
440	400.13

NOTES:
1. FOR SEDIMENT CONTROL, SEE SHEETS 14 AND 15



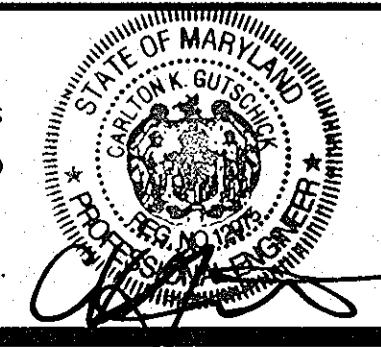
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paula Lewis 6-15-12
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, PA.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3969 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-959-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

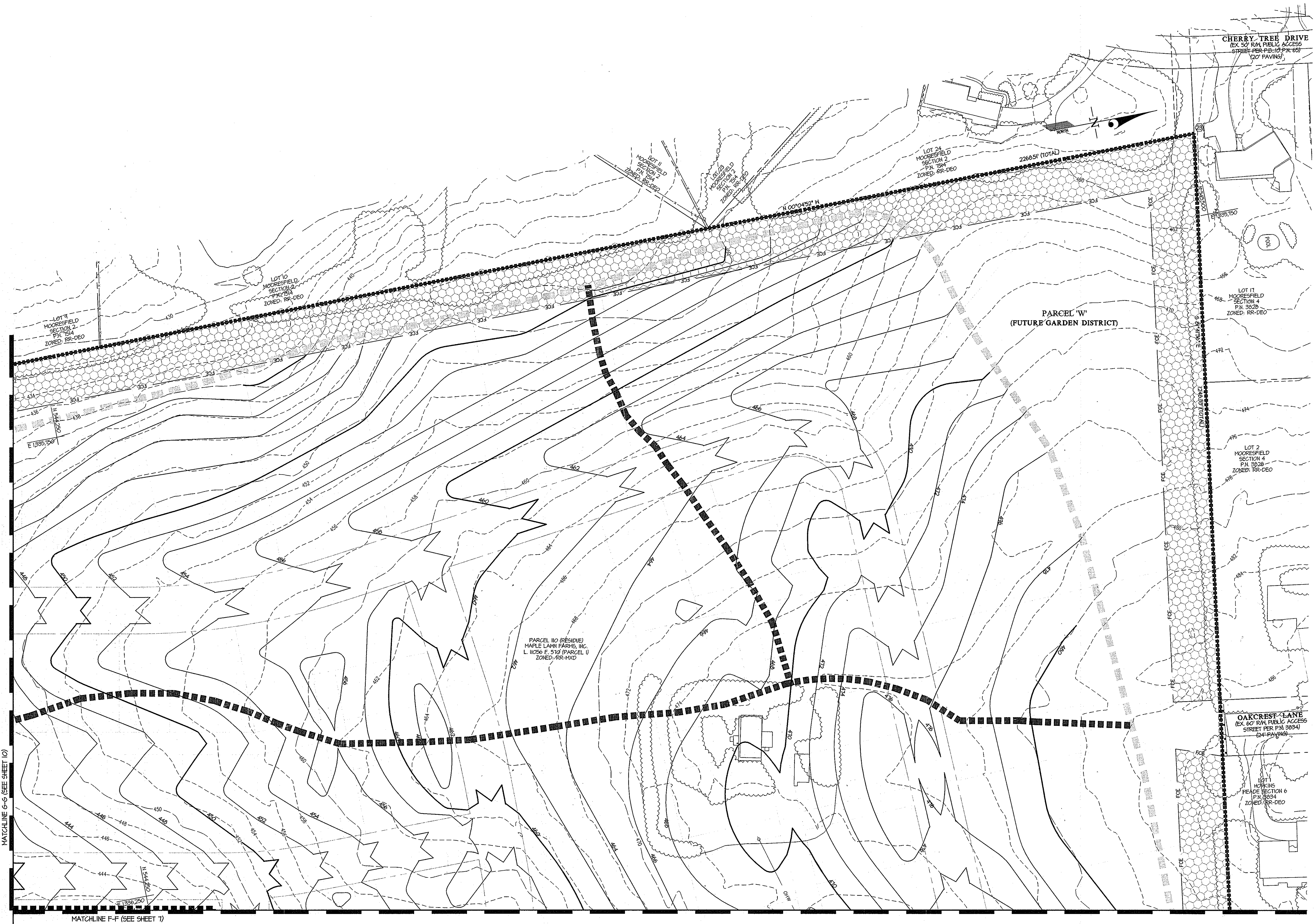
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13292, EXPIRATION DATE: MAY 26, 2014.



PRELIMINARY GRADING PLAN
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'

SCALE	ZONING	G. L. W. FILE NO.
1" = 50'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	8 OF 21

L:\CADD\DRAWINGS\11001\PRELIMINARY\11001_05-10_02.dwg, PLOTTED: 6/15/2012 10:48 AM, LAST SAVED: 5/16/2012 11:13 PM, PLOTTED BY: Andrew Larson



GRADING PLAN LEGEND

- - - EXISTING CONTOUR
- - - EXISTING TREELINE
- ▬▬▬ PROPOSED STORM DRAIN
- ⊕ FLOODPLAIN CROSS SECTION
- 100 YEAR FLOODPLAIN
- BOTTOM OF STREAM
- CENTERLINE OF STREAM
- SB STREAM BUFFER
- LIMIT OF WETLAND
- ▬▬▬ WETLAND AREA
- WB WETLAND BUFFER
- ▬▬▬ FOREST CONSERVATION EASEMENT
- ▬▬▬ LIMIT OF SUBMISSION
- ⊙ PROPERTY CORNER
- ▬▬▬ 15' NO-WOODY ZONE
- ⊙ SOIL BORING LOCATION
- ▬▬▬ LIMITS OF DISTURBANCE

COORDINATE TABLE		
PT. NO.	NORTH	EAST
1	545501.4630	1375602.6614

NOTES:
1. FOR SEDIMENT CONTROL, SEE SHEETS 14 AND 15

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Andrew Lawson 6/15-12
 PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13275, EXPIRATION DATE: MAY 26, 2014.



PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
 MDTOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
 PARCEL 'W'

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	9 OF 21

GRADING PLAN LEGEND

- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED STORM DRAIN
- FLOODPLAIN CROSS SECTION
- 100 YEAR FLOODPLAIN
- BOTTOM OF STREAM
- CENTERLINE OF STREAM
- STREAM BUFFER
- LIMIT OF WETLAND
- WETLAND AREA
- WETLAND BUFFER
- FOREST CONSERVATION EASEMENT
- LIMIT OF SUBMISSION
- PROPERTY CORNER
- 15' NO-WOODY ZONE
- SOIL BORING LOCATION
- LIMITS OF DISTURBANCE

COORDINATE TABLE

PT. NO.	NORTH	EAST
24	549232.4536	1935665.8132

100 YEAR FLOODPLAIN STUDY CROSS SECTION

PT. NO.	ELEV. FT.
81+23	338.42
84+33	400.04
90+82	401.17
92+45	402.25
STREAM HB-1	
3+34	406.58
1+50	415.34

NOTES:
1. FOR SEDIMENT CONTROL, SEE SHEETS 14 AND 15



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Deirdre Jones 6-15-12
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

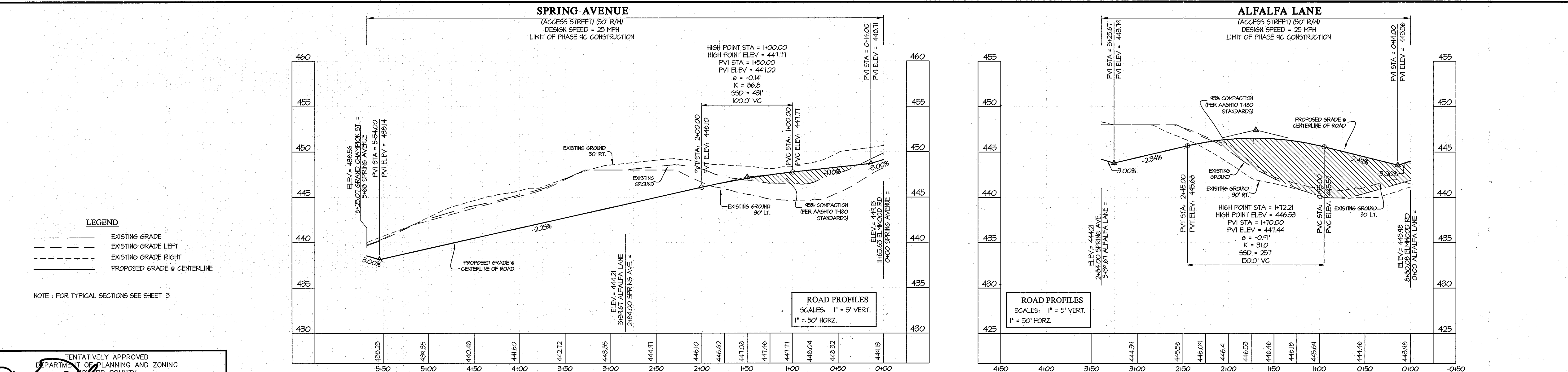
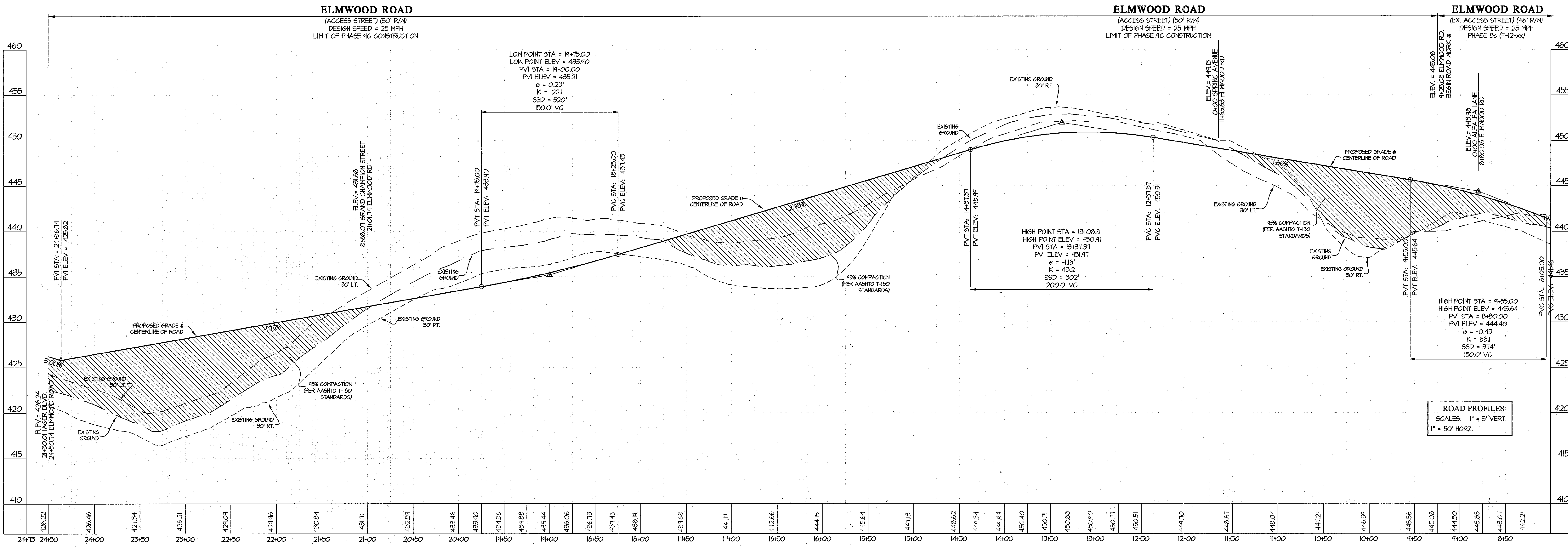
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13923
EXPIRATION DATE: MAY 26, 2014



PRELIMINARY GRADING PLAN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	10 OF 21

L:\CADD\DRAWINGS\11001\PRELIMINARY\11001_05-10_02.dwg PLOTTED: 6/16/2012 10:49 AM. LAST SAVED: 5/16/2012 11:13 PM. PLOTTED BY: Andrew Larson



LEGEND

- EXISTING GRADE
- EXISTING GRADE LEFT
- EXISTING GRADE RIGHT
- PROPOSED GRADE @ CENTERLINE

NOTE: FOR TYPICAL SECTIONS SEE SHEET 13

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 6-15-12

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
BURTONTOWNE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

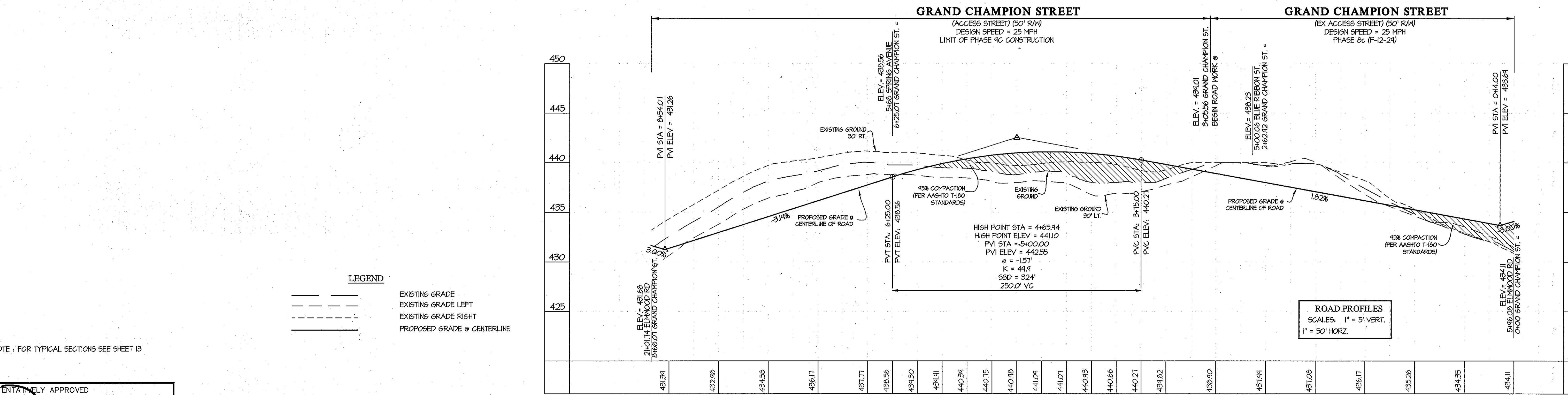
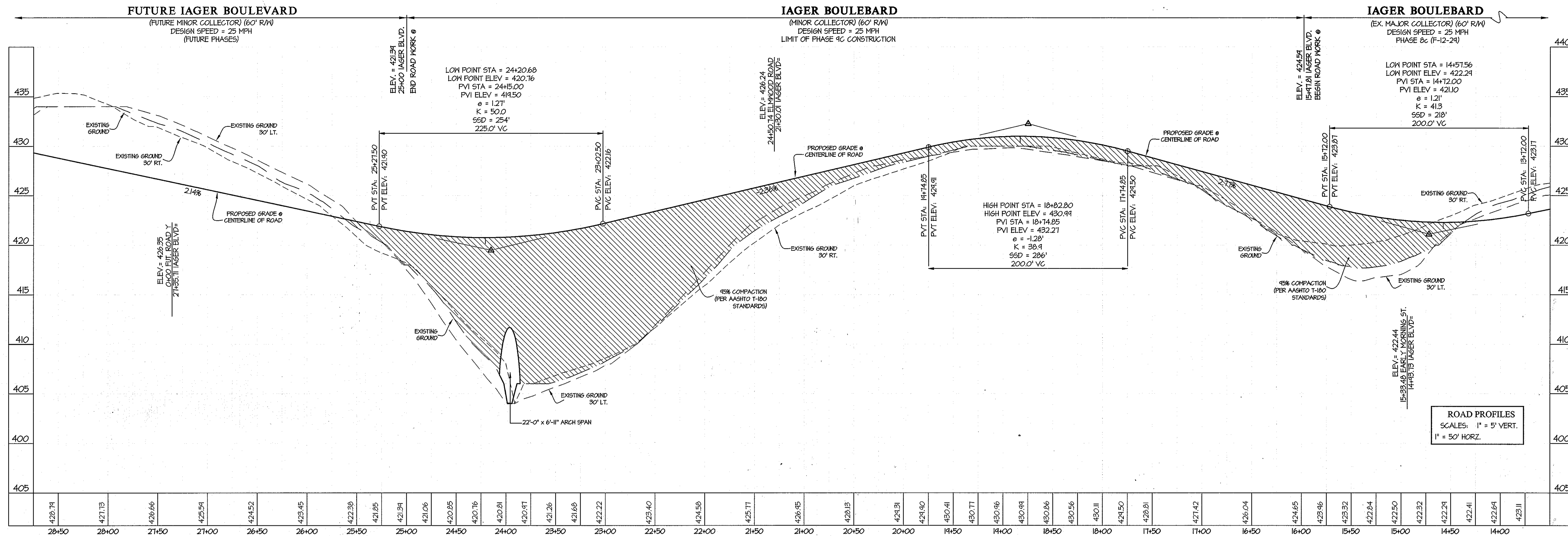
PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12073
EXPIRATION DATE: MAY 28, 2014



PRELIMINARY STREET GRADES - ELMWOOD RD, SPRING AVE, & ALFALFA LN
MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN AREA LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	11 OF 21



LEGEND

— EXISTING GRADE
 - - - EXISTING GRADE LEFT
 - - - EXISTING GRADE RIGHT
 — PROPOSED GRADE @ CENTERLINE

NOTE: FOR TYPICAL SECTIONS SEE SHEET 13

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David J. Jones 6-15-12
 PLANNING DIRECTOR DATE

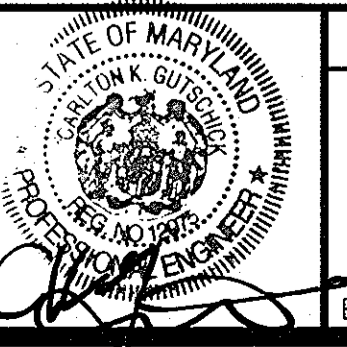
GLW GUTSCHICK LITTLE & WEBER, PA.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\11001\PRELIMINARY\11001 11-12_SG.dwg DES. DEV DRN. dds CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

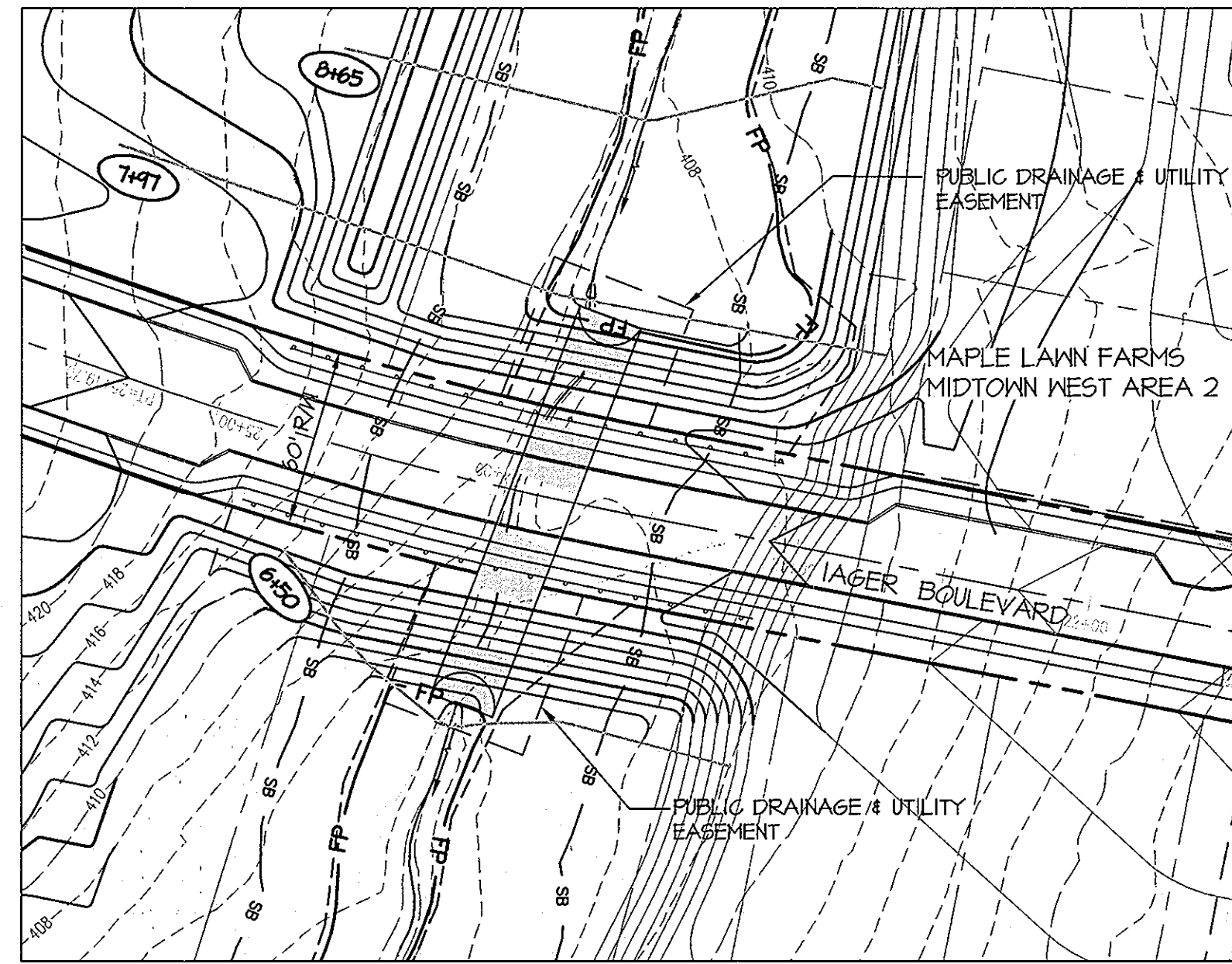
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15373
 EXPIRATION DATE: MAY 28, 2014



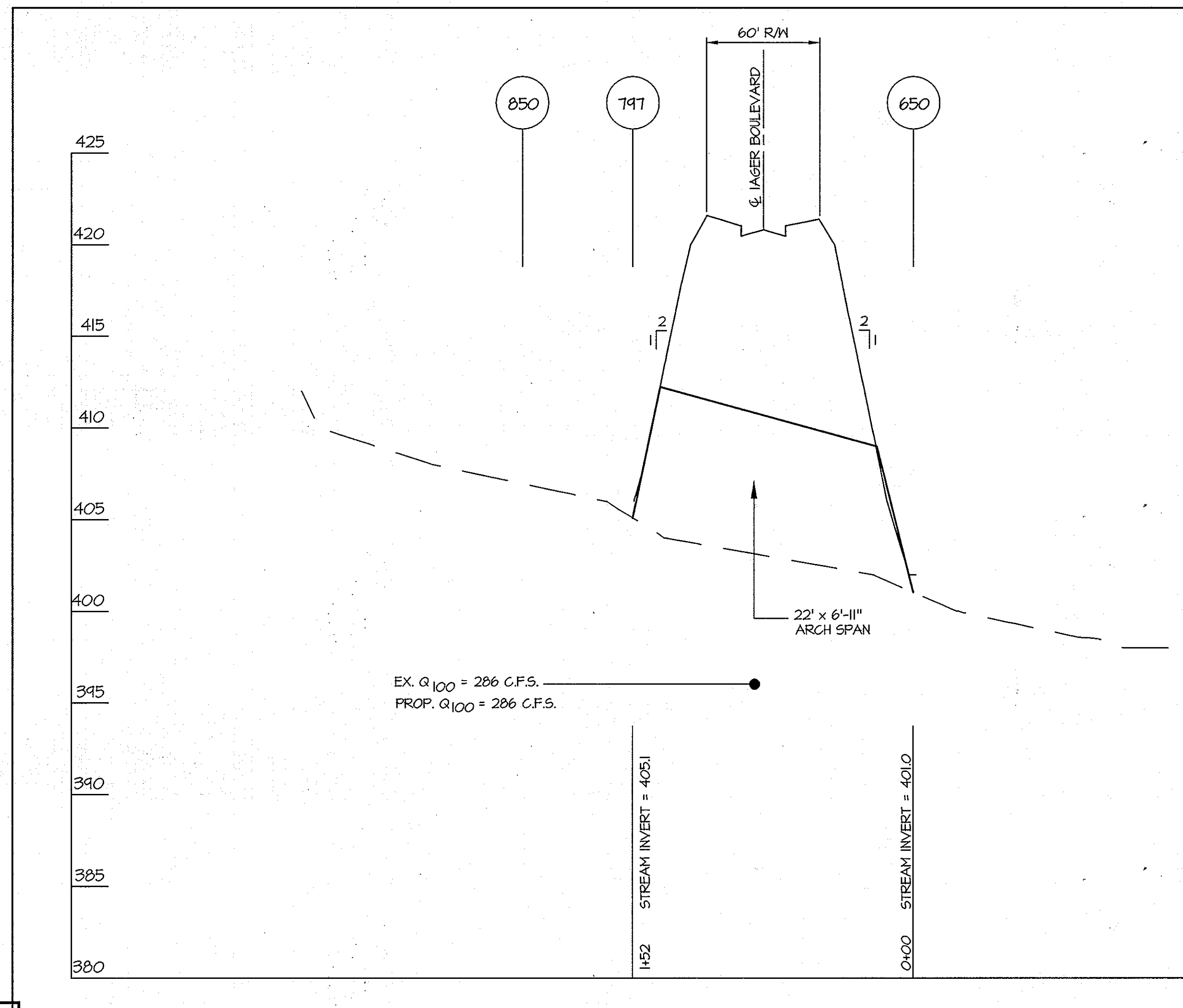
PRELIMINARY STREET GRADES - IAGER BLVD & GRAND CHAMPION ST
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
 GARDEN DISTRICT
 PARCEL 'W'
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	12 OF 21

CROSS SECTION	EX. Q.100	EX. M5.E.L.	PROP. Q.100	PROP. M5.E.L.
6+50	286 C.F.S.	403.60	286 C.F.S.	403.60
7+71	286 C.F.S.	408.60	286 C.F.S.	408.60
8+65	286 C.F.S.	404.42	286 C.F.S.	404.42

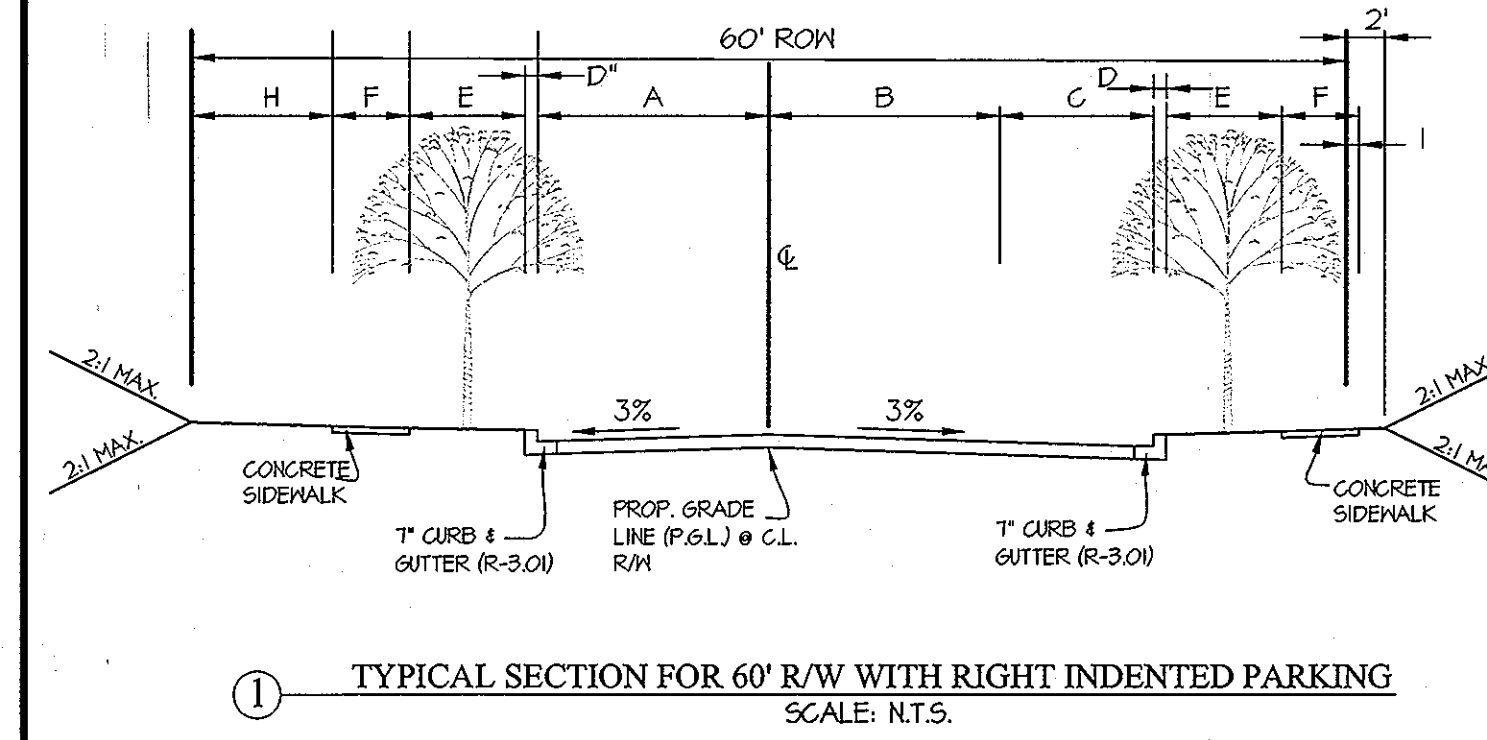


PLAN
SCALE: 1" = 50'

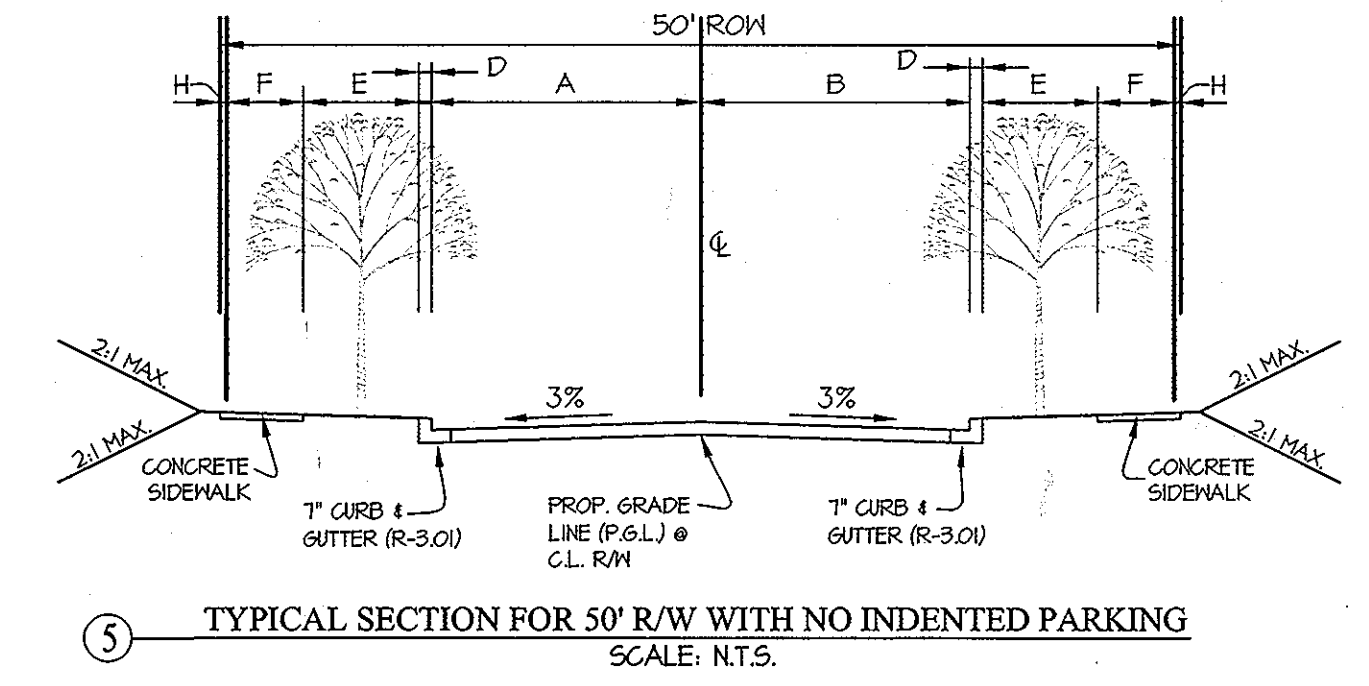


PROFILE
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

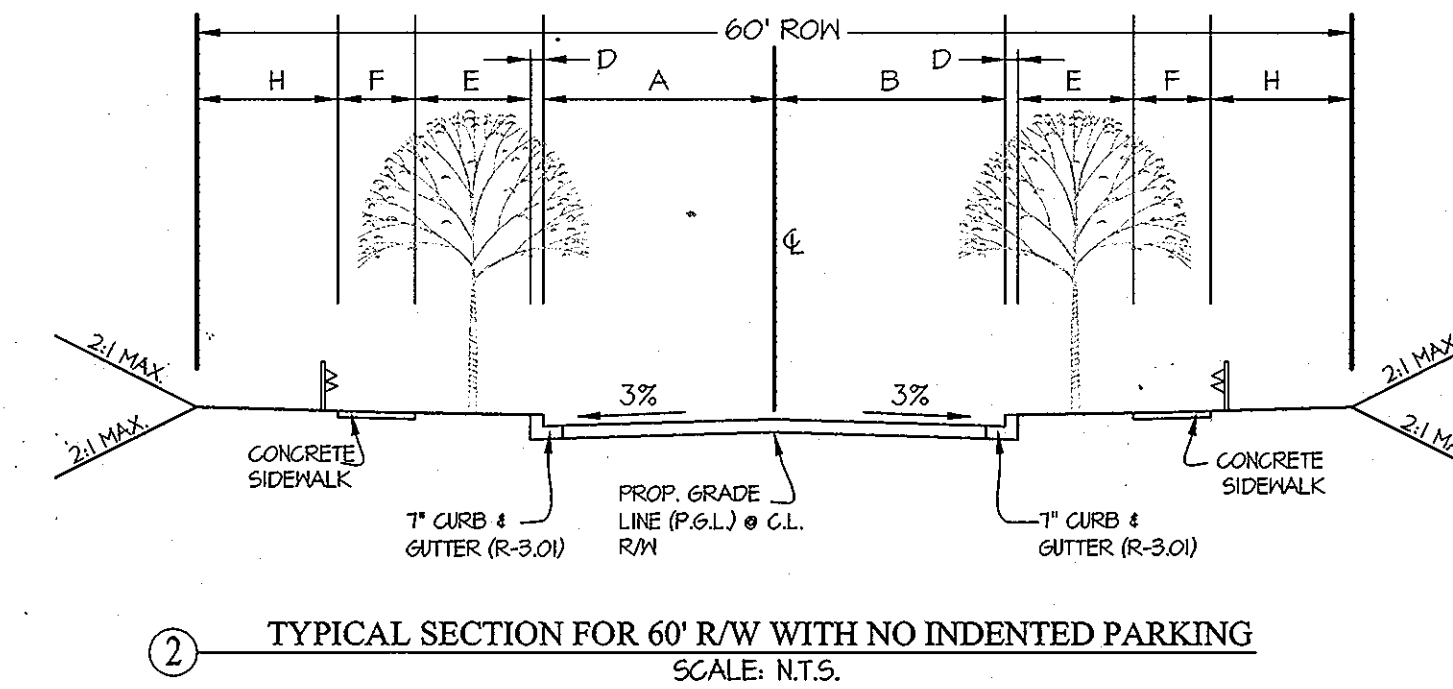
ROAD INFORMATION																
ROAD NAME	STATION	CLASSIFICATION	DESIGN SPEED	A	B	C	D	E	F	G	H	I	J	R/W	PAVING SECTION	SECTION
LAGER BOULEVARD	15+121 TO 22+178	MINOR COLLECTOR	25 MPH	12'	12'	8'	8'	6'	4'	-	7'-4"	8"	-	60'	P-5	1
LAGER BOULEVARD	22+178 TO 24+43	MINOR COLLECTOR	25 MPH	12'	12'	-	8'	6'	4'	-	7'-4"	-	-	60'	P-5	2
LAGER BOULEVARD	24+43 TO 26+64.60	MINOR COLLECTOR	25 MPH	12'	12'	8'	8'	6'	4'	-	-	-	8"	60'	P-5	3
ELMWOOD ROAD	4+25.00 TO 11+65.63	ACCESS STREET	25 MPH	12'	14'	8'	8'	6'	4'	5'	4"	-	8"	50'	P-3	4
ELMWOOD ROAD	11+65.63 TO 24+50.14	ACCESS STREET	25 MPH	14'	14'	-	8'	6'	4'	-	4"	-	-	50'	P-3	5
ALFALPA LANE	0+00 TO 3+16.00	ACCESS STREET	25 MPH	14'	12'	8'	8'	6'	4'	5'	-	8"	-	50'	P-3	6
SPRINGS AVENUE	0+00 TO 3+23.67	ACCESS STREET	25 MPH	12'	14'	8'	8'	6'	4'	5'	4"	-	8"	50'	P-3	4
SPRINGS AVENUE	3+23.67 TO 5+68.00	ACCESS STREET	25 MPH	14'	14'	-	8'	6'	4'	-	4"	-	-	50'	P-3	5
GRAND CHAMPION STREET	3+05 TO 8+68.07	ACCESS STREET	25 MPH	14'	14'	-	8'	6'	4'	-	4"	-	-	50'	P-3	7



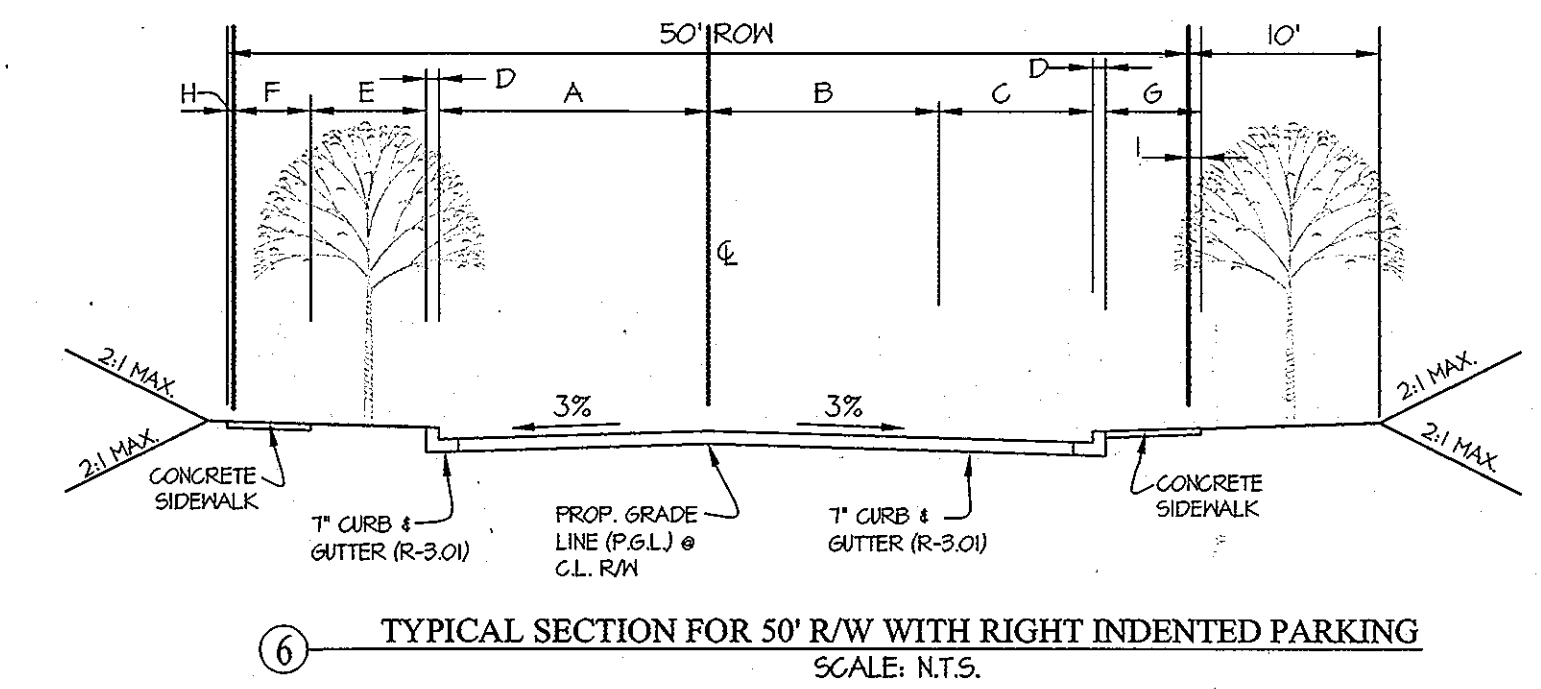
1 TYPICAL SECTION FOR 60' R/W WITH RIGHT INDENTED PARKING
SCALE: N.T.S.



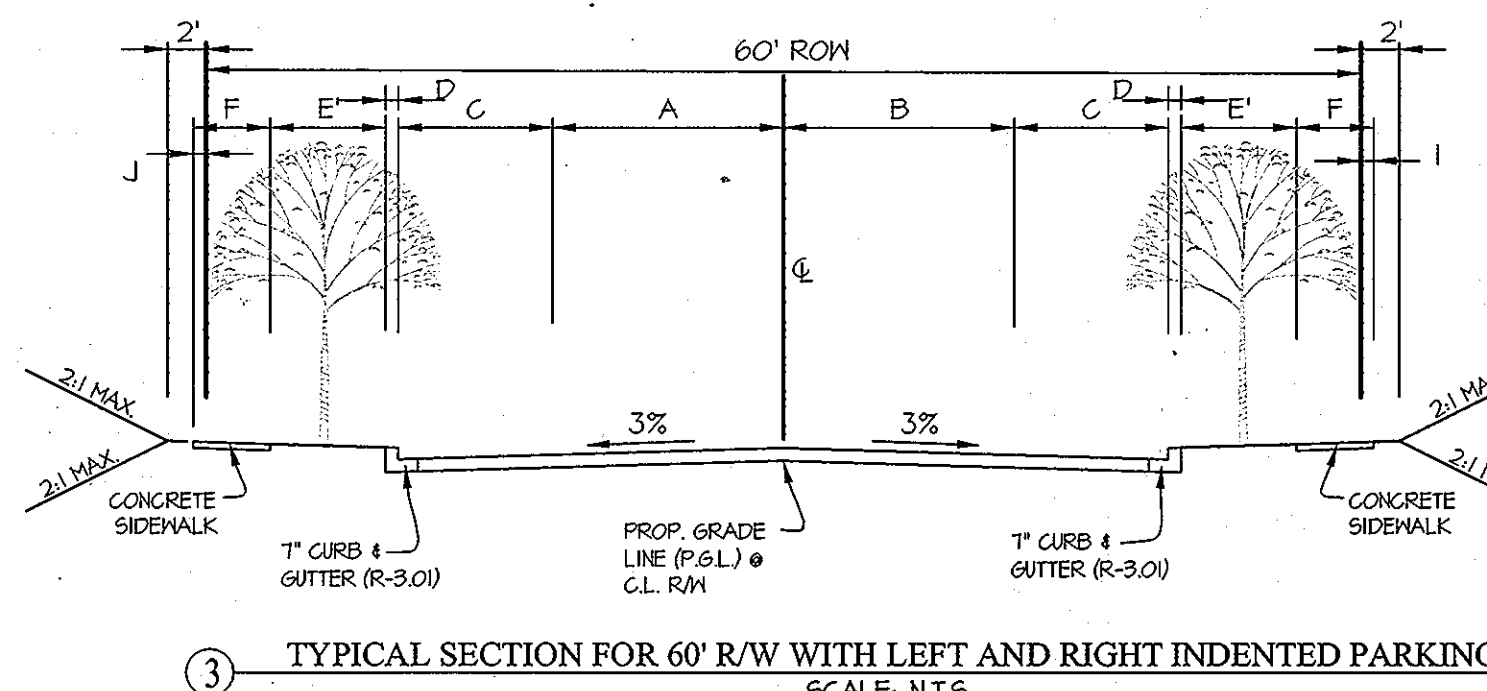
5 TYPICAL SECTION FOR 50' R/W WITH NO INDENTED PARKING
SCALE: N.T.S.



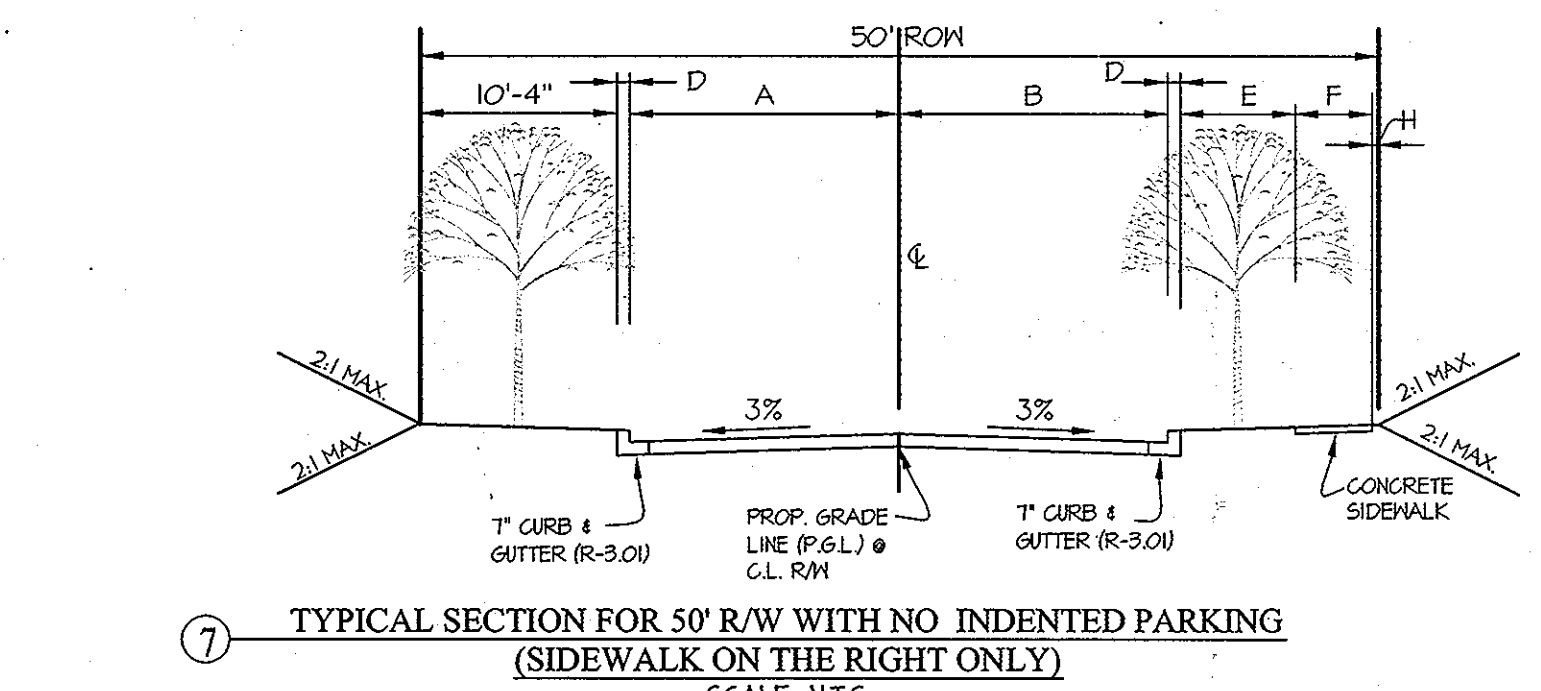
2 TYPICAL SECTION FOR 60' R/W WITH NO INDENTED PARKING
SCALE: N.T.S.



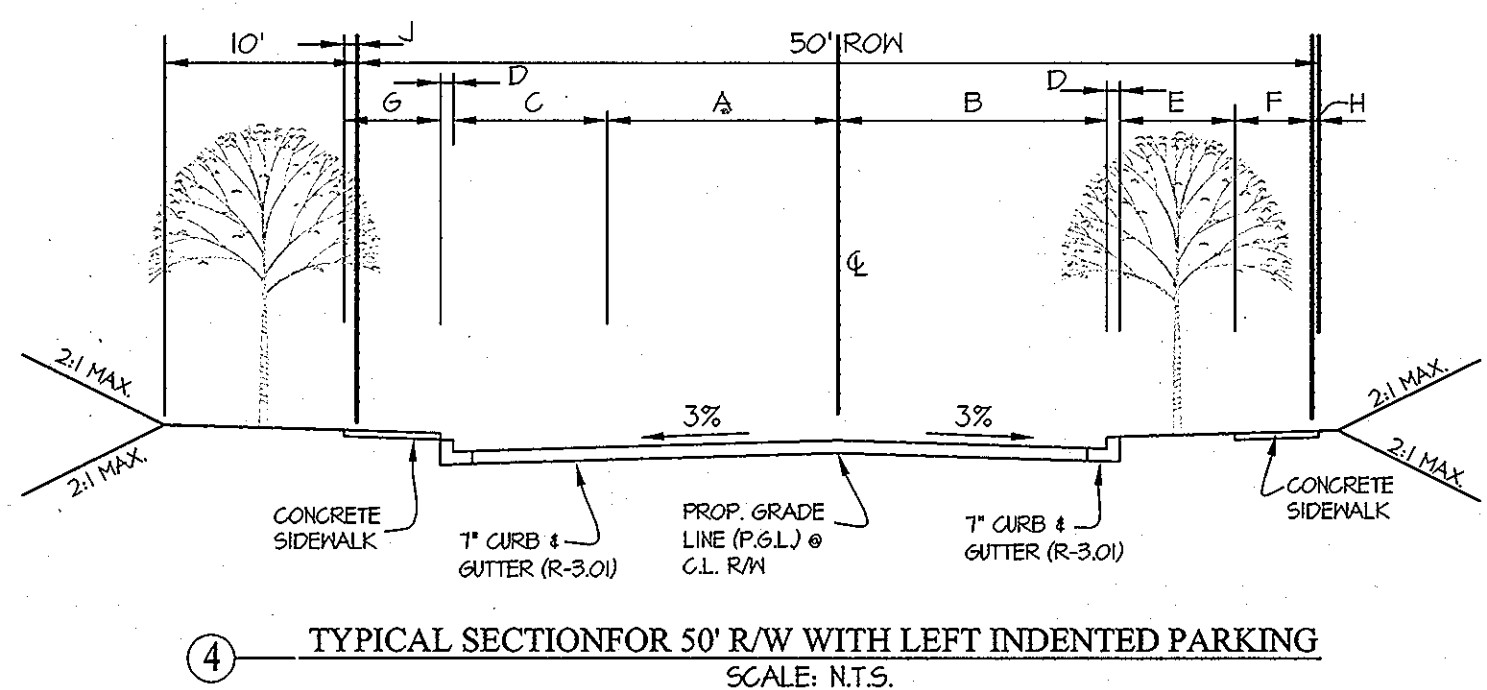
6 TYPICAL SECTION FOR 50' R/W WITH RIGHT INDENTED PARKING
SCALE: N.T.S.



3 TYPICAL SECTION FOR 60' R/W WITH LEFT AND RIGHT INDENTED PARKING
SCALE: N.T.S.



7 TYPICAL SECTION FOR 50' R/W WITH NO INDENTED PARKING (SIDEWALK ON THE RIGHT ONLY)
SCALE: N.T.S.



4 TYPICAL SECTION FOR 50' R/W WITH LEFT INDENTED PARKING
SCALE: N.T.S.

ALL TYPICAL SECTIONS HAVE BEEN SHOWN LOOKING UP STATION

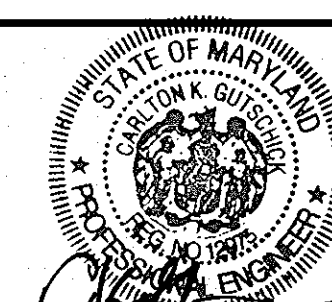
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 6-15-12

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11001\PRELIMINARY\11001_13_SC.dwg DES. DEV. DRN. GT. CHK. CKG. DATE REVISION BY APPR.

PREPARED FOR:
G&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12275
EXPIRATION DATE: MAY 26, 2014



ROAD DETAILS AND ARCH SPAN DETAIL

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'

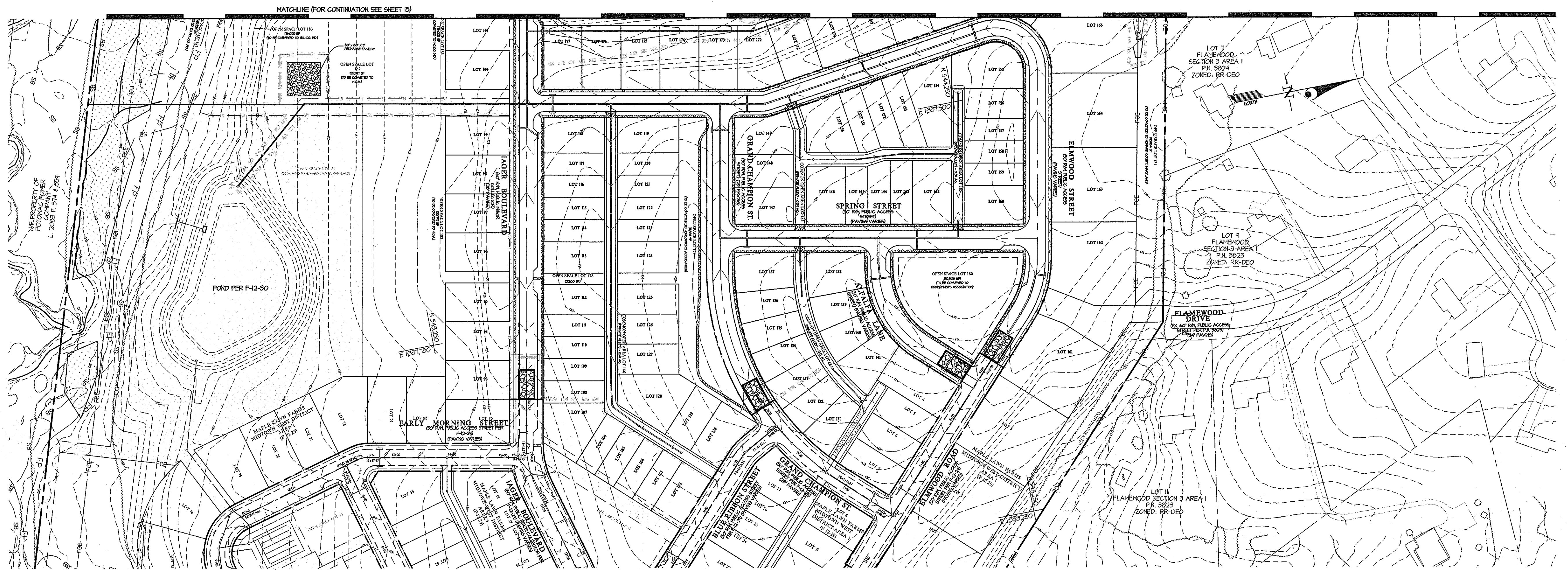
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	13 OF 21

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SEDIMENT CONTROL LEGEND

- 400 --- EXISTING CONTOUR
- - - 400 - - - PROPOSED CONTOUR
- EXISTING TREELINE
- [Pattern] STABILIZED CONSTRUCTION ENTRANCE
- [Arrow] INITIAL EARTH DIKE
- [Arrow] FINAL EARTH DIKE
- [Arrow] BOTH CONDITIONS EARTH DIKE
- [Symbol] PROPOSED SANDBAGS
- [Symbol] SF PROPOSED SILT FENCE
- [Symbol] SSF PROPOSED SUPER SILT FENCE
- [Symbol] LIMIT OF DISTURBANCE
- [Symbol] FP PROPOSED STORM DRAIN
- [Symbol] 100 YEAR FLOODPLAIN
- [Symbol] SB STREAM BUFFER
- [Symbol] CENTERLINE OF STREAM
- [Symbol] WB WETLAND BUFFER
- [Symbol] LIMIT OF WETLAND
- [Symbol] WETLAND AREA
- [Symbol] SOIL BORING LOCATION



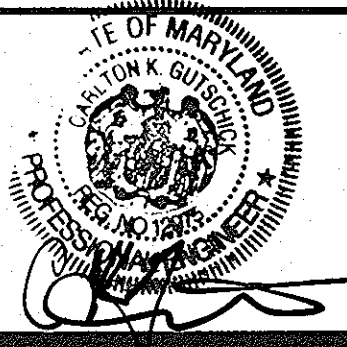
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR DATE 6-15-12

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 13275
 EXPIRATION DATE: MAY 26, 2014



PRELIMINARY SEDIMENT CONTROL PLAN

MAPLE LAWN FARMS
 MDTOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
 GARDEN DISTRICT
 PARCEL 'W'

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	14 OF 21

L:\CAD\DRAWINGS\11001\PRELIMINARY\11001 14-15-SC.dwg, PLOTTED 6/15/2012 11:00 AM, LAST SAVED: 6/15/2012 3:35 PM, PLOTTED BY: Andrew Larson

SEDIMENT CONTROL LEGEND

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- --- EXISTING TREELINE
- [Pattern] STABILIZED CONSTRUCTION ENTRANCE
- >--- INITIAL EARTH DIKE
- >--- FINAL EARTH DIKE
- >--- BOTH CONDITIONS EARTH DIKE
- [Symbol] PROPOSED SANDBAGS
- SF --- PROPOSED SILT FENCE
- SSF --- PROPOSED SUPER SILT FENCE
- [Symbol] LIMIT OF DISTURBANCE
- [Symbol] PROPOSED STORM DRAIN
- FP --- 100 YEAR FLOODPLAIN
- SB --- STREAM BUFFER
- --- CENTERLINE OF STREAM
- WB --- WETLAND BUFFER
- [Symbol] LIMIT OF WETLAND
- [Symbol] WETLAND AREA
- [Symbol] SOIL BORING LOCATION



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark Bennett
 PLANNING DIRECTOR
 DATE: 6-15-12

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

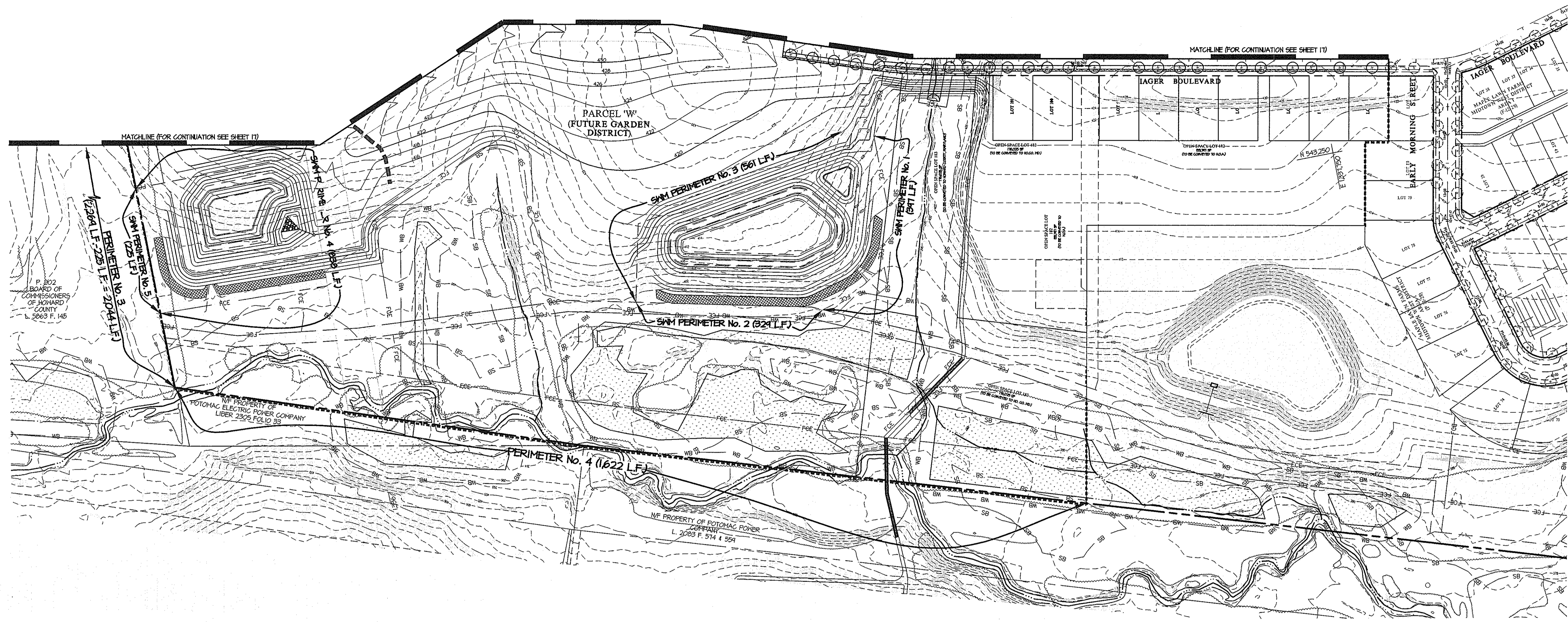
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2014



PRELIMINARY SEDIMENT CONTROL PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
 PARCEL 'W'
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	15 OF 21

L:\CADD\DRAWINGS\11001\PRELIMINARY\11001_14-15_SC.dwg, PLOTTED BY: Andrew Larson, PLOTTED: 6/9/2012 11:01 AM, LAST SAVED: 6/9/2012 3:55 PM



RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE		
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	REQUIRED LANDSCAPING
R1	105'	
R2	110'	
R3	110'	
R4	108'	
R5	105'	
R6	105'	
R7	105'	
R8	115'	
R9	115'	
R10	105'	
R11	115'	

THE REQUIRED LOT LANDSCAPING PER THE M.L.F. LANDSCAPE DESIGN CRITERIA (S-06-16, SHEET 13 OF 13) SHALL BE PROVIDED AT SPP STAGE

PERIMETER PLANTING SCHEDULE - SCHEDULE A						
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.
PERIMETER 1	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer *	1,072'	YES (1)	NO
PERIMETER 2	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer *	2,046'	YES (1)	NO
PERIMETER 3	SFD RESIDENTIAL	SFD RESIDENTIAL	'A' Buffer *	2,044' (2,264'-2,225')	YES (1)	NO
PERIMETER 4	SFD RESIDENTIAL	INSTITUTIONAL	'A' Buffer *	1,622'	YES (1)	NO

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS
 (1) PARTIAL CREDIT FOR EXISTING TREES RETAINED ALONG THIS PERIMETER. EXISTING TREES TO BE IDENTIFIED @ F-PLAN STAGE AND SUPPLEMENTAL PLANTING WILL BE PROVIDED TO MEET M.L.F. PERIMETER BUFFER REQUIREMENTS.

STREET TREE REQUIREMENTS			
ROAD	LENGTH OF CURB (L.F.)	# OF TREES REQUIRED	# OF TREES PROVIDED
IAGER BOULEVARD	2,006'	52	52
GRAND CHAMPION STREET	964'	25	25
ALFALFA LANE	527'	14	14
SPRING STREET	854'	22	22
ELMWOOD STREET	2,205'	70	70
TOTAL		167	167

MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS (PER S-06-16):
 ALL STREETS 1 TREE PER 40 LINEAR FEET, BOTH SIDES.
 PRIVATE ALLEYS NO TREES REQUIRED.
 THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DEMISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.

STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D							
PERIMETER	PROPOSED LAND USE	TYPE OF BUFFER	ADJACENT LAND USE	LINEAR-FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR-FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR-FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED (SHADE TREES)
SNM-1	SNM	'B' BUFFER *	RESIDENTIAL (SFD)	341 L.F.	NO	NO	0
SNM-2	SNM	PER EXTERNAL PERIMETER #4 (1)	INSTITUTIONAL	324 L.F.	PER EXTERNAL PERIMETER #4 (1)	NO	SEE NOTE (1)
SNM-3	SNM	'B' BUFFER *	RESIDENTIAL (SFD)	561 L.F.	NO	NO	0
SNM-4	SNM	'B' BUFFER *	RESIDENTIAL (SFD)	838 L.F.	NO	NO	0
SNM-5	SNM	'B' BUFFER *	RESIDENTIAL (SFD)	225 L.F.	NO	NO	0

* FOLLOWS COMPREHENSIVE SKETCH PLAN GUIDELINE REQUIREMENTS
 (1) PARTIAL CREDIT FOR EXISTING TREES RETAINED ALONG THIS PERIMETER. EXISTING TREES TO BE IDENTIFIED @ F-PLAN STAGE AND SUPPLEMENTAL PLANTING WILL BE PROVIDED TO MEET M.L.F. PERIMETER BUFFER REQUIREMENTS.

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(X)	ACER SACHARUM / GREEN MOUNTAIN SUGAR MAPLE	2 1/2" cal.	B + B FULL HEADS

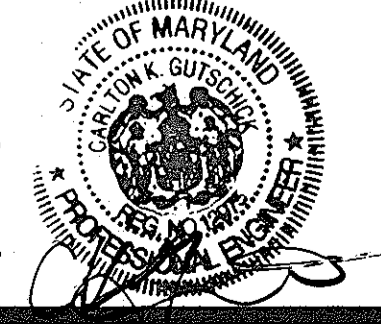
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 6-15-12

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 129278, EXPIRATION DATE: MAY 26, 2014.

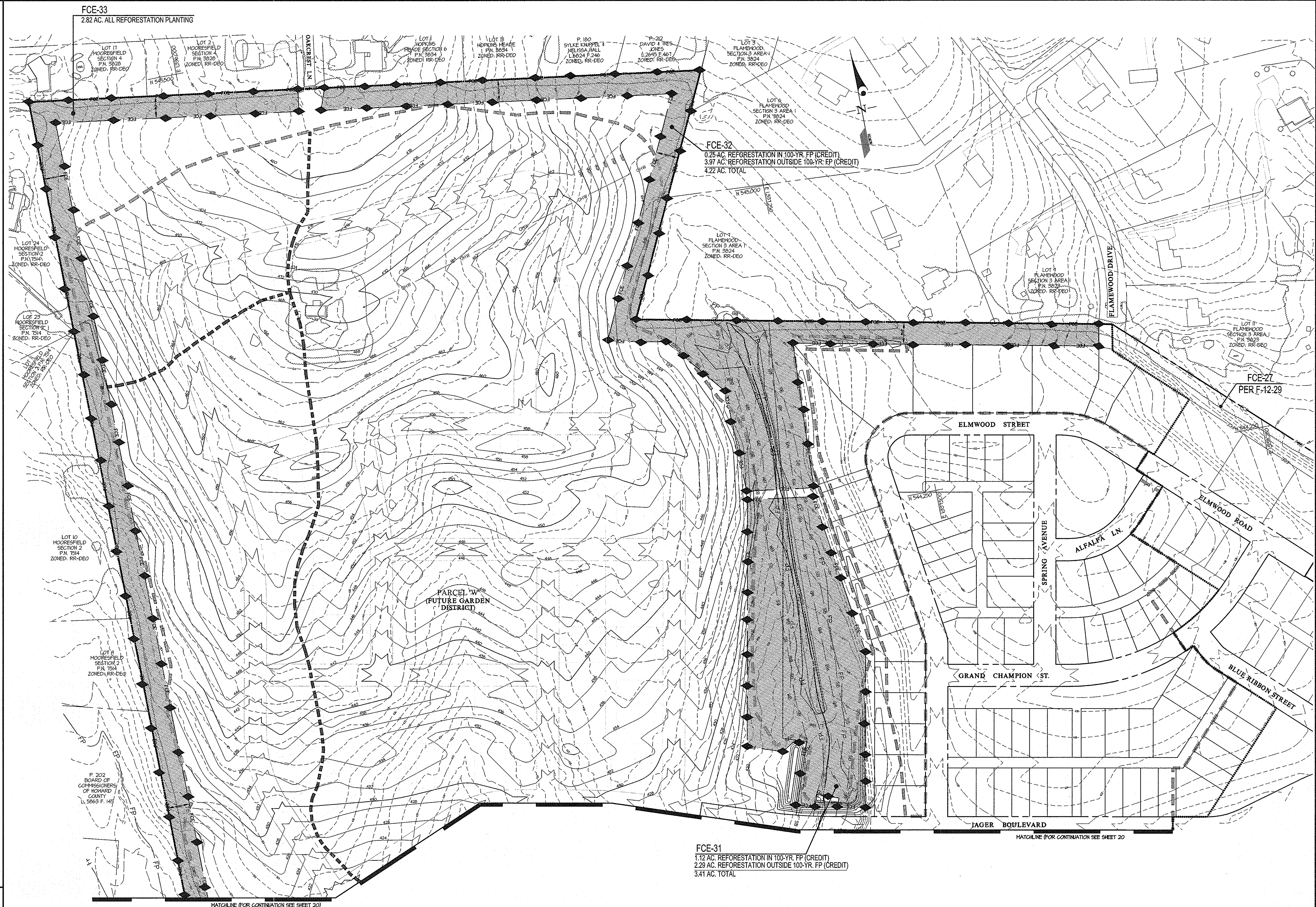


PRELIMINARY LANDSCAPE PLAN
MAPLE LAWN FARMS
 MIDDLETOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
 GARDEN DISTRICT
 PARCEL 'W'
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 100'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	18 OF 21

FOREST CONSERVATION LEGEND

- 400 EXISTING CONTOUR
 - EXISTING TREELINE
 - CENTERLINE OF STREAM
 - FP FLOODPLAIN
 - SB STREAM BUFFER
 - LIMIT OF WETLAND
 - WETLAND AREA
 - WB WETLAND BUFFER
 - EXISTING FOREST CONSERVATION EASEMENT
 - FOREST CONSERVATION SIGN
 - PROPOSED FOREST CONSERVATION EASEMENT
 - NON-CREDITED FOREST RETENTION
 - CREDITED FOREST RETENTION
 - FOREST CLEARING
 - PLANTING AREA (AFFORESTATION AND REFORESTATION)
 - TPF TREE PROTECTION FENCE
 - AREA OF PLAN SUBMISSION TO BE PLATTED AT F-PLAN STAGE
 - LIMIT OF DISTURBANCE
- NOTE: FOR STEEP SLOPES SEE LANDSCAPE PLANS, SHEETS 11-18.



STATE OF MARYLAND
 LANDSCAPE ARCHITECT
 6/12

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Planning Director: *Mark Bennett* 6-15-12
 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

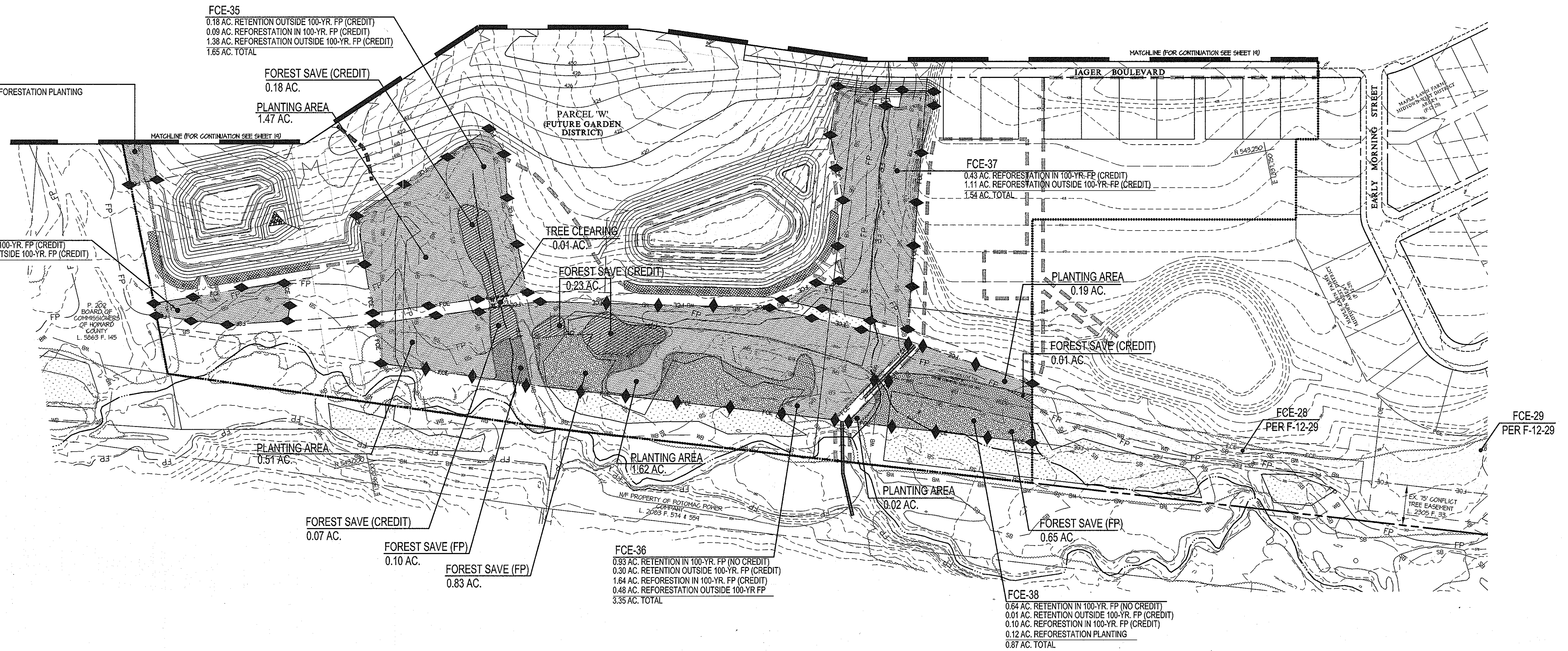
L:\CAD\DRAWINGS\11001\PRELIMINARY\11001 19-20_FC.dwg DES. DEV. DRN. KLP CHK. CKG

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 G&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

PRELIMINARY FOREST CONSERVATION PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
 PARCEL 'W'
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

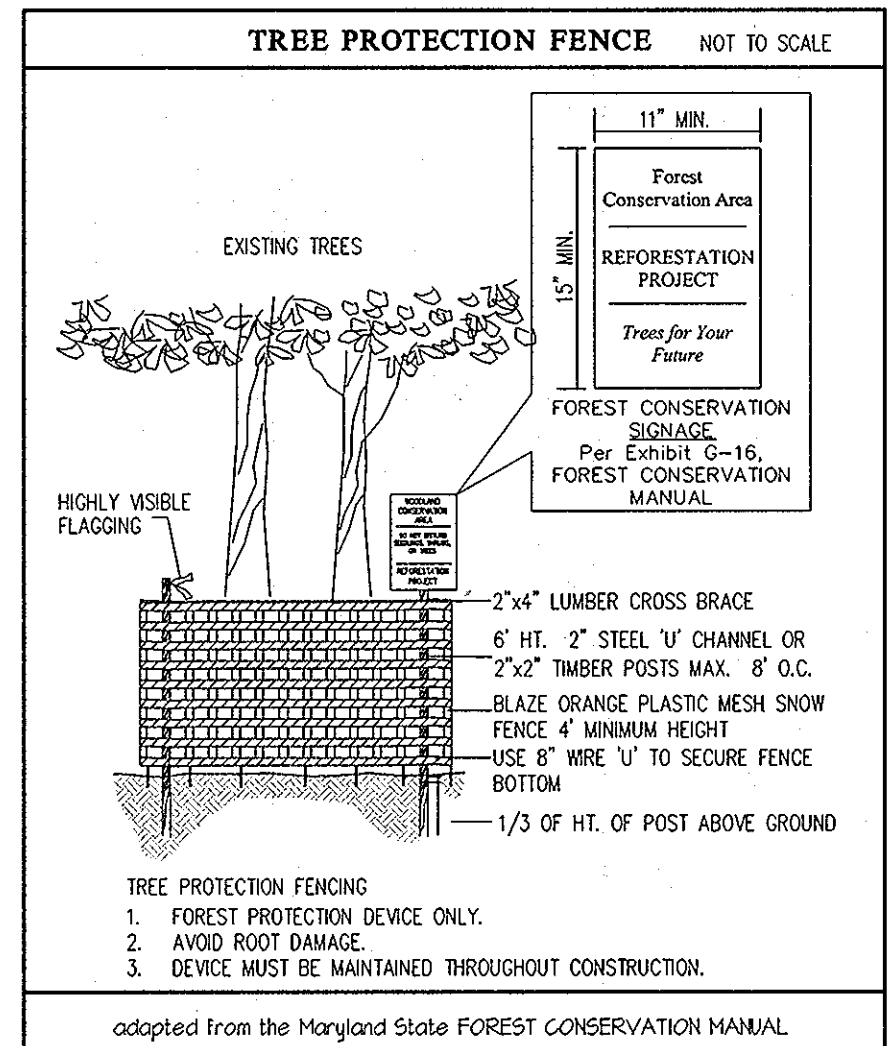
SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	19 OF 21



TREE PLANTING AND MAINTENANCE CALENDAR

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER												
PLANTING SIGNAGE, WHIPS												
MINIMUM MONITORING												
FERTILIZER + (IF NEEDED)												
WATER ++												
PRUNING												

KEY:
 * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
 GREATLY RECOMMENDED
 RECOMMENDED WITH ADDITIONAL CARE
 RECOMMENDED
 + DEPENDANT UPON SITE CONDITIONS
 DEPENDANT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"
 ++ The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.
 NOTE:
 SOURCE: adopted from the Maryland State FOREST CONSERVATION MANUAL



FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

FOREST PLANTING LOCATION NO.	FCE-31	FCE-32	FCE-33	FCE-34	FCE-35	FCE-36	FCE-37	FCE-38	TOTAL
AREA TO BE PLANTED (IN AC.)	3.41	4.22	2.82	0.31	1.47	2.12	1.54	0.22	16.11
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	341	422	282	31	147	212	154	22	1611
CREDIT FOR LANDSCAPE TREES TO BE PLANTED	TO BE DETERMINED AT F-PLAN STAGE								
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED	341	422	282	31	147	212	154	22	1611

FOREST CONSERVATION PLANT LIST

PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA								TOTAL
	FCE-31	FCE-32	FCE-33	FCE-34	FCE-35	FCE-36	FCE-37	FCE-38	
AMELANCHIER CANADENSIS/SERVICEBERRY	51	38			25	15	14		143
ACER RUBRUM/RED MAPLE	74	21	55	14	11	83	55	4	333
CERCIS CANADENSIS/EASTERN REDBUD	51	58	55		26	15	15	4	224
LIRIODENDRON TULIPERA/TULIP TREE	81	54		3	37	16	15		211
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANETREE)	74	17		14	11	83	55	4	266
QUERCUS PALUSTRIS/PIN OAK		54	55						114
QUERCUS RUBRUM/RED OAK		54	55						151
PINUS STROBUS/WHITE PINE		105	62		37				167
TOTAL	341	422	282	31	147	212	154	22	1611

NOTES:
 1. THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2 1/2" CAL. TREES AT 20' X 20' SPACING. EVERGREEN TREES SHALL BE 6"-8" HT.
 2. LANDSCAPE TREES WITH THE FCE AREAS WOULD REDUCE THE ABOVE QUANTITIES ACCORDINGLY.

STATE OF MARYLAND
 Michael B. Tien
 933 LANDSCAPE ARCHITECT
 6/6/12

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Gerald J. Lauer 6-15-12
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

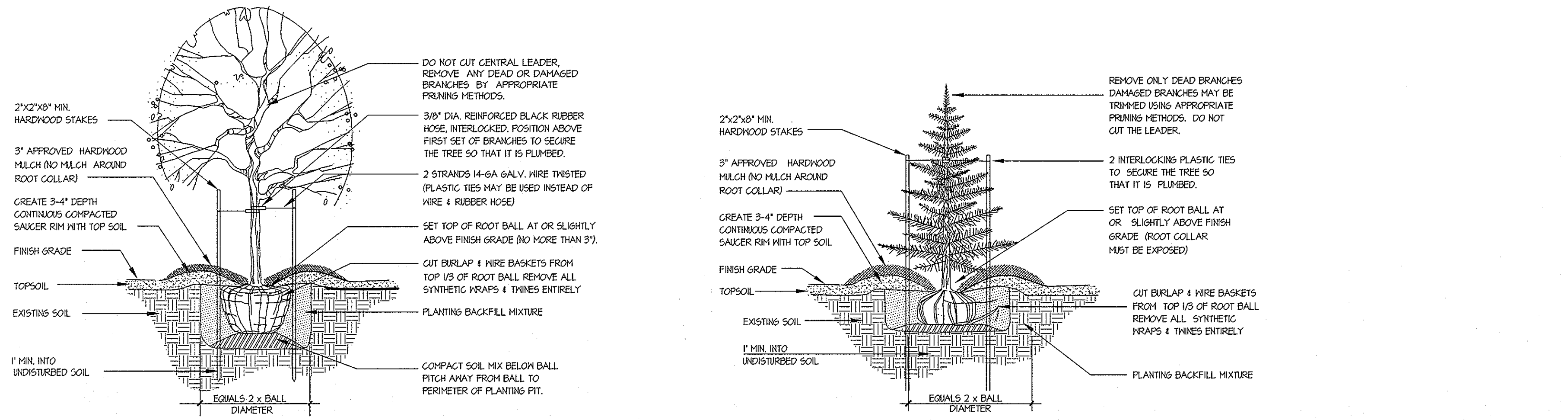
PREPARED FOR:
 C&R DEVELOPMENT, INC.
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: MARK BENNETT
 410-484-8400

ELECTION DISTRICT No. 5

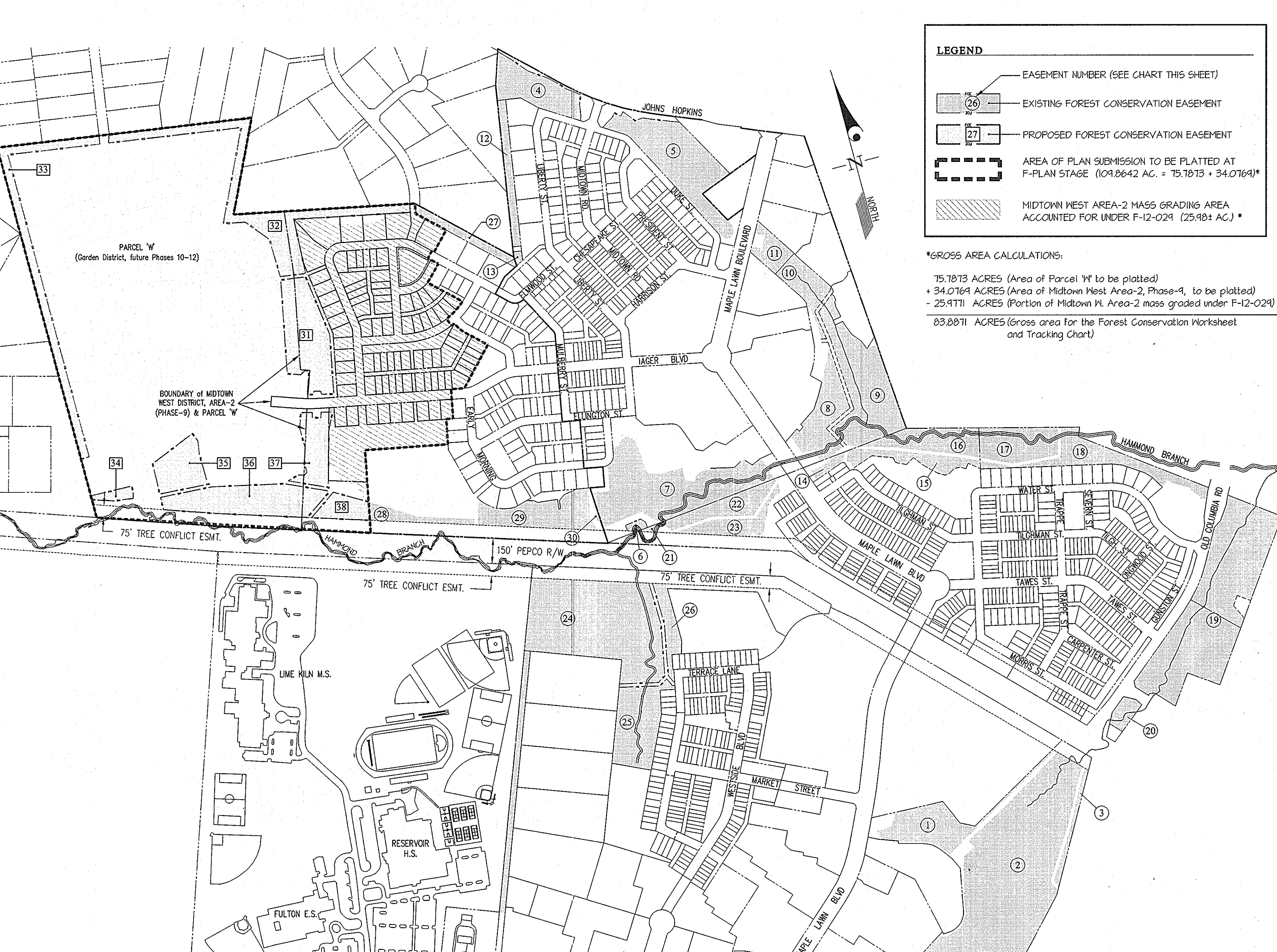
PRELIMINARY FOREST CONSERVATION PLAN
MAPLE LAWN FARMS
 MIDTOWN WEST DISTRICT - AREA 2
 LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
 COMMON OPEN AREA LOTS 184 THRU 186
 GARDEN DISTRICT
 PARCEL 'W'
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	MXD-3	11001
DATE	TAX MAP - GRID	SHEET
MAY, 2012	41-21/46-3	20 OF 21

L:\CADD\DRAWINGS\11001\PRELIMINARY\11001_19-20_FC.dwg, PLOTTED 6/9/2012 12:20 PM, LAST SAVED 5/17/2012 8:03 AM, PLOTTED BY: Andrew Larson



DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2\"/>



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
DATE: 6-15-12
FOR PLANNING DIRECTOR

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
C&R DEVELOPMENT, INC.
SUITE 300 WOODHOLME CENTER
1829 RISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: MARK BENNETT
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12927
EXPIRATION DATE: MAY 26, 2014

FOREST CONSERVATION TRACKING CHART
RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN PROJECT

PHASE	NEW GROSS ACRE	FLOODPLAIN AREA (AC.)	NET TRACT AREA (AC.)	EX. FOREST AREA (AC.)	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CONSERVATION (Planting & Retention)	COMMENTS
1	51.98	3.40	48.58	9.45	0.51	8.94	0.63	-1.14	4.56	5.70	F-03-07 (created FCE 1-3)
2	75.20 (1)	2.38	72.82	0.00	0.00	0.00	0.00	10.92	6.97	-3.95	F-03-80 (created FCE 485)
3	19.09 (2)	14.85	4.24	0.21	0.00	0.21	0.00	0.43	10.49	10.06	F-04-88 (adjusted FCE 4)
4A	15.48	3.00	12.48	1.92	1.65	0.27	0.00	3.25	0.90	-2.35	F-04-92 (created FCE 6-13)
4B	3.12 (3)	0.35	2.77	0.00	0.00	0.00	0.00	0.42	-0.12	-0.54	F-05-82 (adjusted FCE 7 & 8)
4C	3.00	0.00	3.00	0.00	0.00	0.00	0.00	0.45	0.00	-0.45	F-05-81 (adjusted FCE 11)
5A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	F-06-28 (decreased FCE 8-9 and increased FCE-10 by same, net 0)
5B	54.61 (4)	7.27	47.34	3.76	0.51	3.25	0.00	4.36	5.75	1.39	F-05-112/113 (created ML Bldg RW to connect Hillside & Business Dist.)
6A	10.30 (5)	3.84	6.46	0.00	0.00	0.00	0.00	0.97	1.70	0.73	F-06-43 (re-subdivided Parcels from F-05-81)
6B	69.85 (6)	1.22	68.64	4.59	2.10	2.49	0.00	9.91	11.22	1.31	F-06-161 (created FCE 17-20)
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	F-06-161 (created FCE 17-20)
8A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	F-11-27 (re-subdivided area from F-06-161)
8B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	F-12-21 (re-subdivided area from F-06-54)
F-12-05 (No Phase)	9.37	0.00	9.37	0.00	0.00	0.00	0.00	1.40	0.00	-1.40	9.97 (area of C-27 + area of Parcel P) less area of B-1 from PH 19870
Part of 8C (F-12-20)	1.66	0.00	1.66	0.00	0.00	0.00	0.00	0.25	0.00	-0.25	1.6583 ac = area of subdivision to be recorded by the plat for F-12-020
Part of 8C (F-12-29)	55.14 (7)	2.44	53.70	2.34	0.19	2.15	0.00	6.10	1.22	-4.88	F-12-029 (creates FCE 27-30)
Subtotal	406.56	38.75	367.81	22.27	4.96	17.31	0.63	41.92	41.22	-0.77	
This plan submission (F-12-22)	83.887	9.72	74.164	0.505	0.014	0.49	0.00	10.65	16.11	5.46	FCE 31-38 to be created at F-plan stage.
Residual Area in Business District	10.48 (8)	0.00	10.48	0.00	0.00	0.00	0.00	1.57	0.00	-1.57	F-12-13
Total	494.93 (9)	48.47	446.45	22.78	4.97	17.80	0.63	54.14	57.33	1.09	

(1) Includes future phase areas of Maple Lawn Farms. When these areas are recorded in future phases, the forest conservation requirements will already have been met.
(2) 19.09 acres = 3.88 acres (phase-4 site) + 15.21 acres (area of forest con. in phase 3 already provided by F-03-80 (25.00 ac) and SDP-03-140 (5.70 ac))
(3) 3.12 acres = 3.38 acres (phase-4 site) + 1.26 acres (area of forest con. in phase 3 already provided by F-03-90 and F-04-02).
(4) Total area for phase-5B (54.61 ac) = area planted (15.05 ac) + area mass graded under planted area (21.55 ac)
(5) Total area for phase-6A (10.30 ac) = area planted (15.05 ac) + area already covered under F-06-161 (4.75 ac)
(6) Total area for phase-6B (69.85 ac) = area of F-116 prior to planting (64.21 ac) + area of SDP-07-43 within limits of this submission (23.79 ac) + area covered by this plan (0.85 ac)
(7) The 55.14 ac = area to be planted under F-12-029 (26.21 ac) + adjacent mass grading area (28.93 ac)
(8) Adjustments for areas in the Business District not yet accounted for in order to total 494.93 acres (see footnote #9 below)
(9) 494.93 acres = entire gross area of the 6 Districts of MLF (Business, Westside, Midtown, Hillside, Midtown West and Garden). The 494.93 acres does not include the Old Farm District.

FOREST CONSERVATION WORKSHEET

Site Data	Acres
A. Gross Site Area (Bulk Parcel 'W' and Midtown West, Area-2, adjusted)	63,887
B. Area within 100-yr floodplain	9,723
C. Net Tract Area	74,164
E. Land Use Category	RR-MXD3
Input Data	
A. Net Tract Area	74,164
B. Reforestation Threshold (percent of net tract = 15%)	11,125
C. Afforestation Threshold (percent of net tract = 15%)	11,125
D. Existing Forest on Net Tract Area	0.505
E. Forest Clearing on Net Tract Area	0.014
F. Forest Retention on Net Tract Area	0.49
Reforestation and/or Afforestation Calculations	
A. Net tract forest clearing above reforestation threshold, if applicable	0.00
B. Net tract forest clearing below reforestation threshold, if applicable	0.01
C. Planting up to afforestation threshold, if applicable	10.62
D. Reforestation planting required for clearing above threshold (3A x 0.25)	0.00
E. Reforestation planting required for clearing below threshold (3B x 2.0)	0.03
F. Net tract forest retention above reforestation threshold (2F-2B, available credit)	0.00
G. Total reforestation planting required for retention and reforestation	10.65
Break Even Point (BEP) Calculations	
A. Maximum clearing allowed with no reforestation planting (2D-2B)/1.25	Not Applicable
B. Minimum net tract retention at BEP 0.20(2D-2B)+2B or 2D-4A	Not Applicable
Forest Conservation Required	
A. Forest Retention Area (2F)	0.49
B. Forest Planting Area (3)	10.65
C. Total minimum FCE required for retention and reforestation	11.14

FOREST CONSERVATION EASEMENT AREAS

Dist	Phase	File No.	Exemption	Forest Retention on Net Tract (Acres)	Forest Retention on Net Tract (Acres)	Forest Planting on Net Tract (Acres)	Forest Planting in Floodplain (Acres)	TOTAL
Business	1	F-03-07	1	0.51	0.21	1.27	0.03	2.01
			2	2.60	0.00	2.06	0.00	4.66
			3	0.00	0.00	0.00	0.00	0.00
			4	0.00	0.00	0.00	0.00	0.00
			5	0.00	0.00	0.00	0.00	0.00
			6	0.00	0.00	0.00	0.00	0.00
			7	0.00	0.00	0.00	0.00	0.00
			8	0.00	0.00	0.00	0.00	0.00
			9	0.00	0.00	0.00	0.00	0.00
			10	0.00	0.00	0.00	0.00	0.00
Midtown West	3	F-04-92	1	0.00	0.00	0.00	0.00	0.00
			2	0.00	0.00	0.00	0.00	0.00
			3	0.00	0.00	0.00	0.00	0.00
			4	0.00	0.00	0.00	0.00	0.00
			5	0.00	0.00	0.00	0.00	0.00
			6	0.00	0.00	0.00	0.00	0.00
			7	0.00	0.00	0.00	0.00	0.00
			8	0.00	0.00	0.00	0.00	0.00
			9	0.00	0.00	0.00	0.00	0.00
			10	0.00	0.00	0.00	0.00	0.00
Westside	6B	F-06-54	1	0.00	0.00	0.00	0.00	0.00
			2	0.00	0.00	0.00	0.00	0.00
			3	0.00	0.00	0.00	0.00	0.00
			4	0.00	0.00	0.00	0.00	0.00
			5	0.00	0.00	0.00	0.00	0.00
			6	0.00	0.00	0.00	0.00	0.00
			7	0.00	0.00	0.00	0.00	0.00
			8	0.00	0.00	0.00	0.00	0.00
			9	0.00	0.00	0.00	0.00	0.00
			10	0.00	0.00	0.00	0.00	0.00
Midtown West & Garden	8C	F-12-29	1	0.00	0.00	0.00	0.00	0.00
			2	0.00	0.00	0.00	0.00	0.00
			3	0.00	0.00	0.00	0.00	0.00
			4	0.00	0.00	0.00	0.00	0.00
			5	0.00	0.00	0.00	0.00	0.00
			6	0.00	0.00	0.00	0.00	0.00
			7	0.00	0.00	0.00	0.00	0.00
			8	0.00	0.00	0.00	0.00	0.00
			9	0.00	0.00	0.00	0.00	0.00
			10	0.00	0.00	0.00	0.00	0.00
SUB-TOTAL for FCEs 1 thru FCE-30								17.30
SUB-TOTAL for FCEs 31 thru FCE-38								16.11
TOTAL CREDITED FOREST CONSERVATION PLANTING FOR FCEs 1 thru 38								33.41
TOTAL CREDITED FOREST CONSERVATION PLANTING FOR FCEs 1 thru 38								57.33
TOTAL FOREST CONSERVATION PLANTING REQUIRED								66.24
DELTA (excess)								1.09

FOREST CONSERVATION WORKSHEET

Site Data	Acres
A. Gross Site Area (all MLF Districts except Old Farm)	494.93
B. Area within 100-yr floodplain	48.47
C. Net Tract Area	446.45
E. Land Use Category	RR-MXD3
Input Data	
A. Net Tract Area	446.45
B. Reforestation Threshold (percent of net tract = 15%)	66.97
C. Afforestation Threshold (percent of net tract = 15%)	66.97
D. Existing Forest on Net Tract Area	22.77
E. Forest Clearing on Net Tract Area	4.97
F. Forest Retention on Net Tract Area	17.80
Reforestation and/or Afforestation Calculations	
A. Net tract forest clearing above reforestation threshold, if applicable	0.00
B. Net tract forest clearing below reforestation threshold, if applicable	4.97
C. Planting up to afforestation threshold, if applicable	44.19
D. Reforestation planting required for clearing above threshold (3A x 0.25)	0.00
E. Reforestation planting required for clearing below threshold (3B x 2.0)	9.95
F. Net tract forest retention above reforestation threshold (2F-2B, available credit)	0.00
G. Total reforestation planting required for retention and reforestation	54.14
H. Forest Planting at MLF to satisfy Rockland at Roger's FC obligations	2.10
I. Total MLF & Rocklands at Roger's FC planting obligations	56.24
Break Even Point (BEP) Calculations	
A. Maximum clearing allowed with no reforestation planting (2D-2B)/1.25	Not Applicable
B. Minimum net tract retention at BEP 0.20(2D-2B)+2B or 2D-4A	Not Applicable
Forest Conservation Required	
A. Forest Retention Area (2F)	17.80
B. Forest Planting Area (3)	56.24
C. Total minimum FCE required for retention and reforestation	74.04

FOREST CONSERVATION NOTES AND DETAILS

MAPLE LAWN FARMS
MIDTOWN WEST DISTRICT - AREA 2
LOTS 93 THRU 177, OPEN SPACE LOTS 178 THRU 183, AND
COMMON OPEN AREA LOTS 184 THRU 186
GARDEN DISTRICT
PARCEL 'W'

STATE OF MARYLAND
Michael E. Tran
LANDSCAPE ARCHITECT
6/6/12

NOTES:
1. THE TOP WORKSHEET IS FOR THE MIDTOWN WEST AREA-2 AND PARCEL W (WHICH IS THE FUTURE GARDEN DISTRICT). SEE THE AREA BELOW THE LEGEND FOR THE DIAGRAM TO THE LEFT FOR THE GROSS AREA CALCULATIONS FOR THESE PARTICULAR PHASES (THIS PLAN SUBMISSION).
2. THE BOTTOM WORKSHEET IS AN OVERALL CALCULATION FOR ALL THE AREAS OF THE BUSINESS, MIDTOWN HILLSIDE, WESTSIDE, MIDTOWN WEST AND GARDEN DISTRICTS OF MLF. THE OLD FARM DISTRICT IS NOT INCLUDED. A SEPARATE CALCULATION SHOULD BE PREPARED FOR THE OLD FARM DISTRICT WHEN THAT IS DEVELOPED.

GENERAL NOTES:

1. THIS AFFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
2. IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
3. THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
4. AT THE END OF THE POST-CONSTRUCTION MAINTENANCE AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES THE REPAIR OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAN WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
7. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1022 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PARTICULAR PHASED SUBMISSION OF MLF PROJECT ARE 0.44 ACRES OF CREDITED RETENTION, 10.65 ACRES OF AFFORESTATION & REFORESTATION PLANTING FOR A TOTAL OBLIGATION OF 11.09 ACRES. A TOTAL OF 10.65 ACRES OF FORESTATION PLANTING WILL BE PLANTED IN THE NEW FCE-31 THRU FCE-38 TO SATISFY THE OBLIGATIONS OF THIS PHASE. PREVIOUS PHASES REMAINING AREAS OF THE BUSINESS DISTRICT AND ADDITIONAL OBLIGATION FOR "THE ROCKLAND AT ROGERS" PROJECT.

FOREST CONSERVATION SURETY OF \$205,000/FOR THE REQUIRED FORESTATION PLANTINGS SHALL BE POSTED WITH THE DEVELOPER AGREEMENT AT THE FINAL PLAN STAGE. THE REQUIRED AREA OF FORESTATION PLANTINGS TO BE BONDED IS AS FOLLOWS:
56.24 ACRES OVERALL TOTAL
-10.22 ACRES BONDED WITH PREVIOUS PHASES (THRU FCE-30)
-15.02 ACRES TO BE BONDED
(10.02 AC)(43,560 SF/AC)(X0.505/FCE) = \$321,360.00 FOREST CONSERVATION SURETY AMOUNT.

CONSTRUCTION PERIOD PROTECTION PROGRAM - F-PLAN STAGE

1. THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
2. A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
3. FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD, NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED. THE MAINTENANCE FRAME MAY BE EXTENDED TO ACCOMMODATE SUBSEQUENT PHASES OF DEVELOPMENT.
4. EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (IE. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SODDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREA ONCE IT IS ESTABLISHED.
5. AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY CERTIFICATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETION AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 2-YEAR (MIN) POST-CONSTRUCTION MAINTENANCE AND PROTECTION PERIOD THEN COMMENCES.

FOREST CONSERVATION PROGRAM SEQUENCE - F-PLAN STAGE

1. OBTAIN ALL NECESSARY PERMITS.
2. STAKEOUT LIMITS OF DISTURBANCE.
3. FIELD MEETINGS TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
4. INSTALL FOREST CONSERVATION SIGNS (SEE DETAIL ON THIS SHEET) AND FOREST PROTECTION DEVICES ALONG THE FCE AREAS, (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE THAT INVOLVES CLEARING AND/OR RETENTION OF TREES) SEE ALSO THE SEDIMENT CONTROL PLANS FOR OTHER PROTECTION MEASURES.
5. COMMENCE SITE CONSTRUCTION.
6. INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS, START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
7. POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN).
8. FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.